

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2007 Assessment Roll

**Area Name / Number:** 79 / Beacon Hill

**Previous Physical Inspection:** 2003

**Improved Sales:**

Number of Sales: 863

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2006 Value</b>	\$86,600	\$190,600	\$277,200	\$321,100	86.3%	17.05%
<b>2007 Value</b>	\$104,600	\$209,400	\$314,000	\$321,100	97.8%	16.98%
<b>Change</b>	+\$18,000	+\$18,800	+\$36,800		+11.5%	-0.07%
<b>% Change</b>	+20.8%	+9.9%	+13.3%		+13.3%	-0.41%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.07% and -0.41% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2006 Value</b>	\$89,700	\$187,100	\$276,800
<b>2007 Value</b>	\$108,300	\$205,100	\$313,400
<b>Percent Change</b>	+20.7%	+9.6%	+13.2%

Number of one to three unit residences in the Population: 5940

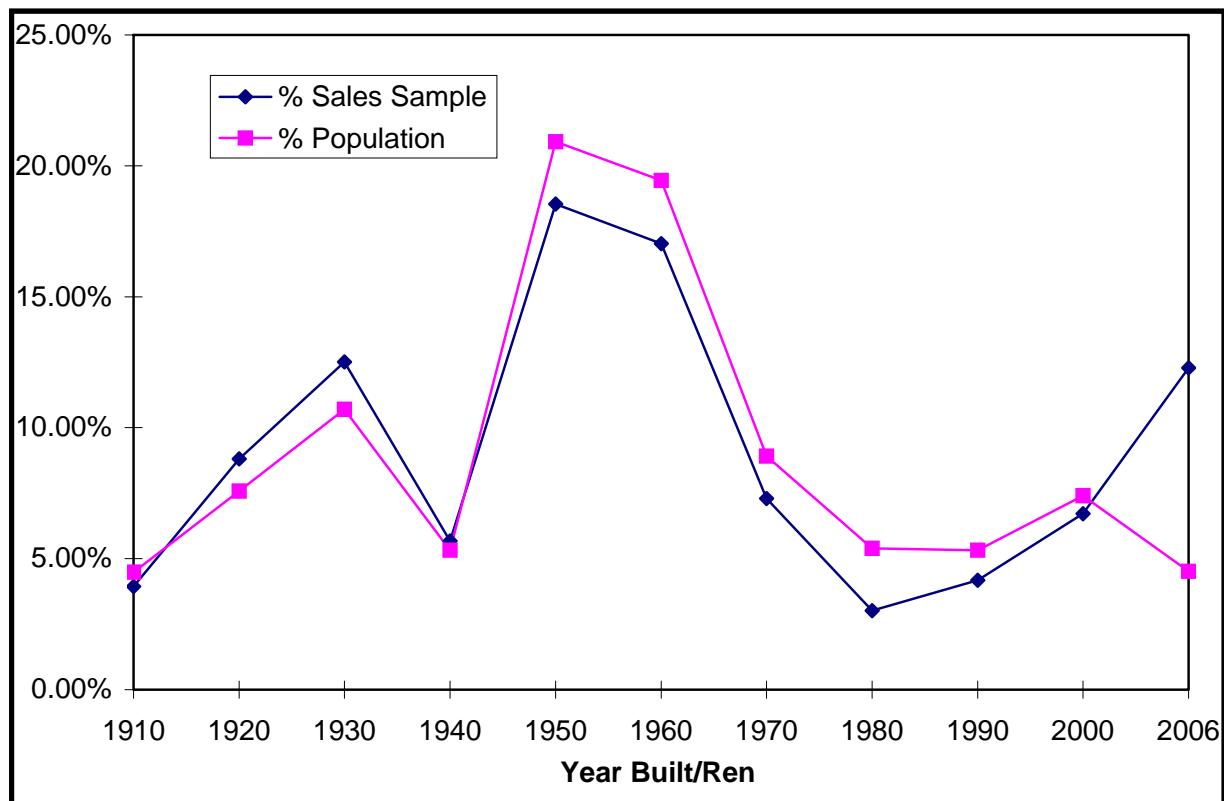
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, a single family home with building grade greater than 5 located in subarea 3 had a higher average ratio (assessed value / sale price) than other improvement. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

## **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	34	3.94%
1920	76	8.81%
1930	108	12.51%
1940	49	5.68%
1950	160	18.54%
1960	147	17.03%
1970	63	7.30%
1980	26	3.01%
1990	36	4.17%
2000	58	6.72%
2006	106	12.28%
	863	

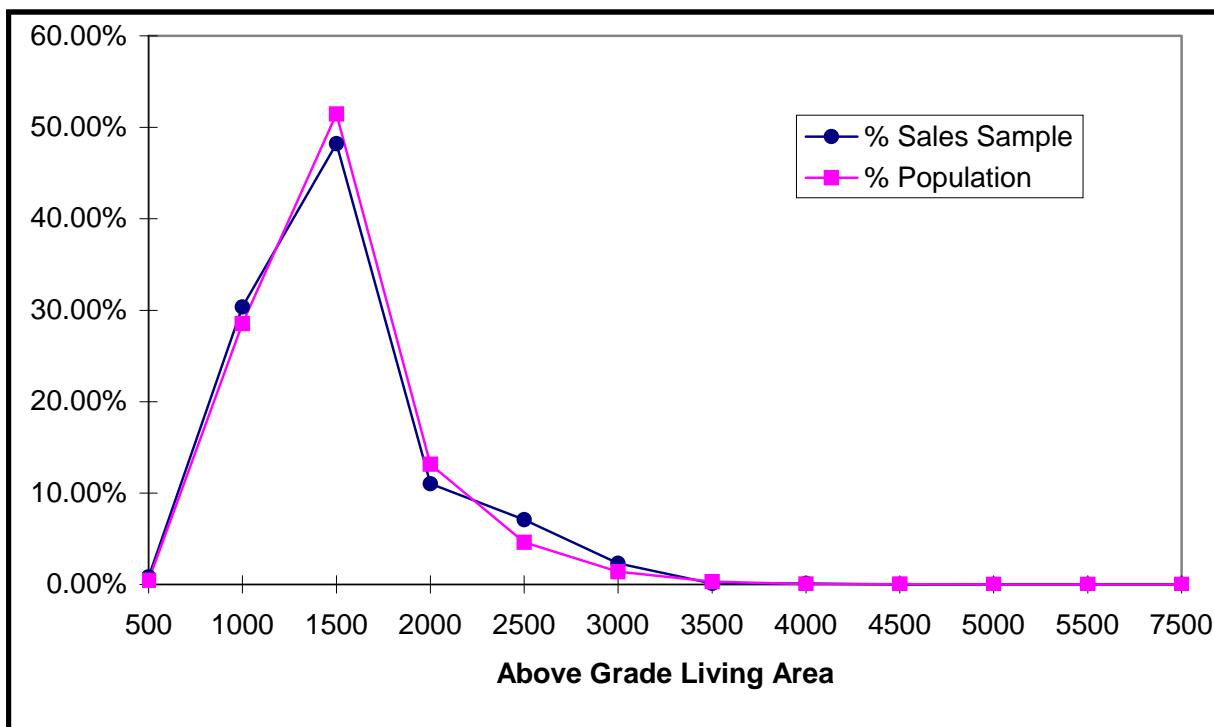
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	266	4.48%
1920	450	7.58%
1930	636	10.71%
1940	316	5.32%
1950	1243	20.93%
1960	1155	19.44%
1970	530	8.92%
1980	320	5.39%
1990	316	5.32%
2000	440	7.41%
2006	268	4.51%
	5940	



Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

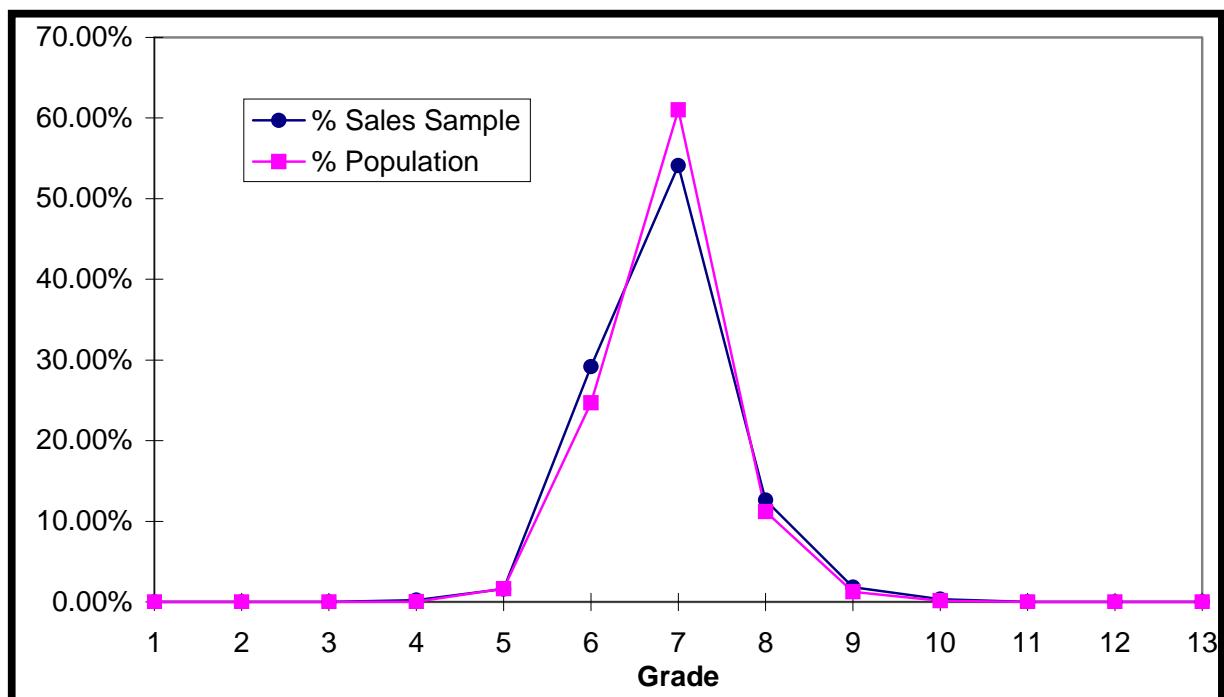
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	7	0.81%	500	27	0.45%
1000	262	30.36%	1000	1695	28.54%
1500	416	48.20%	1500	3056	51.45%
2000	95	11.01%	2000	780	13.13%
2500	61	7.07%	2500	274	4.61%
3000	20	2.32%	3000	82	1.38%
3500	1	0.12%	3500	18	0.30%
4000	1	0.12%	4000	3	0.05%
4500	0	0.00%	4500	3	0.05%
5000	0	0.00%	5000	1	0.02%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	1	0.02%
	863			5940	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

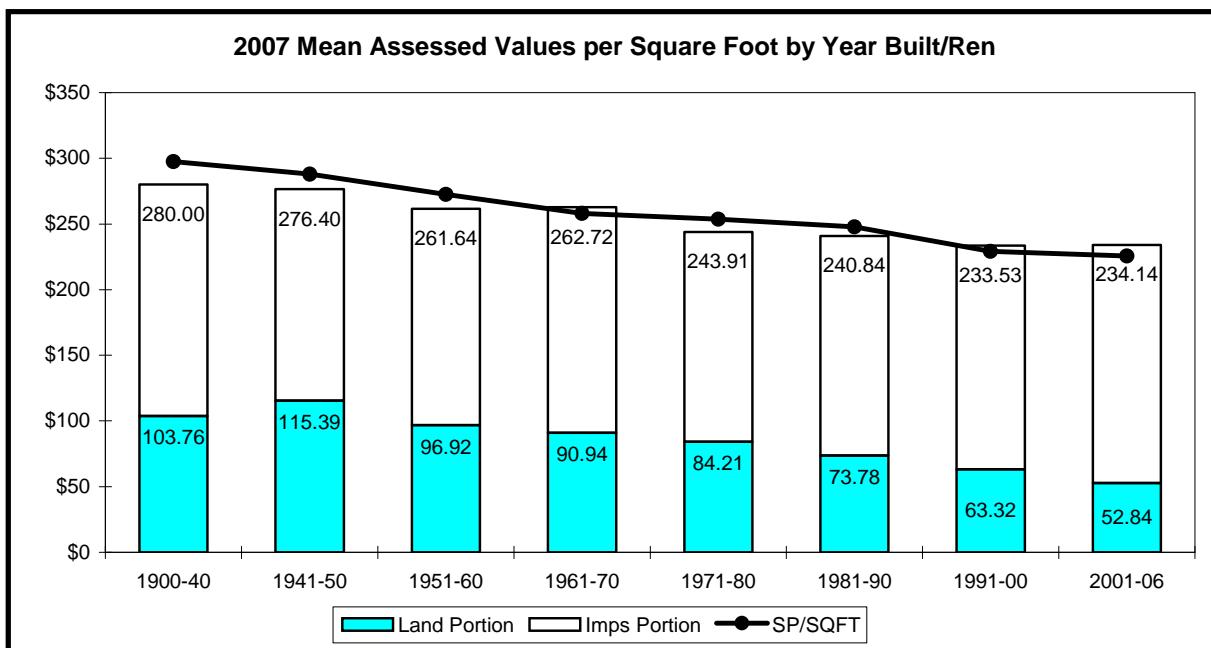
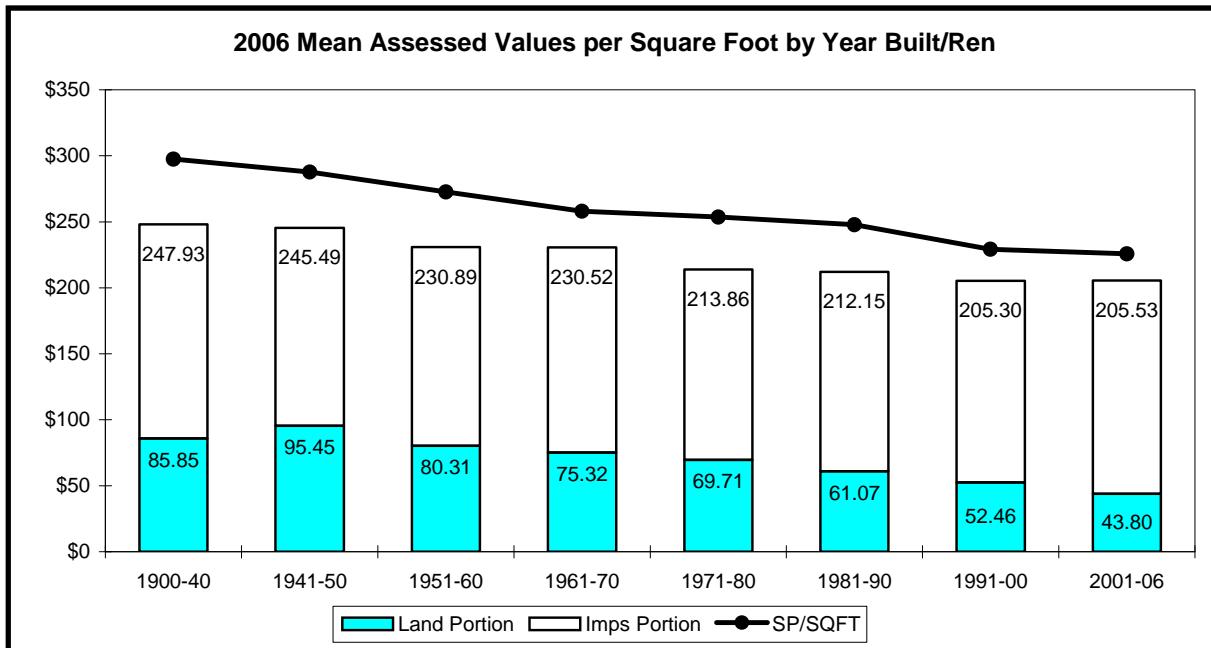
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	2	0.23%	4	2	0.03%
5	14	1.62%	5	98	1.65%
6	252	29.20%	6	1467	24.70%
7	467	54.11%	7	3624	61.01%
8	109	12.63%	8	665	11.20%
9	16	1.85%	9	75	1.26%
10	3	0.35%	10	8	0.13%
11	0	0.00%	11	1	0.02%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	863			5940	



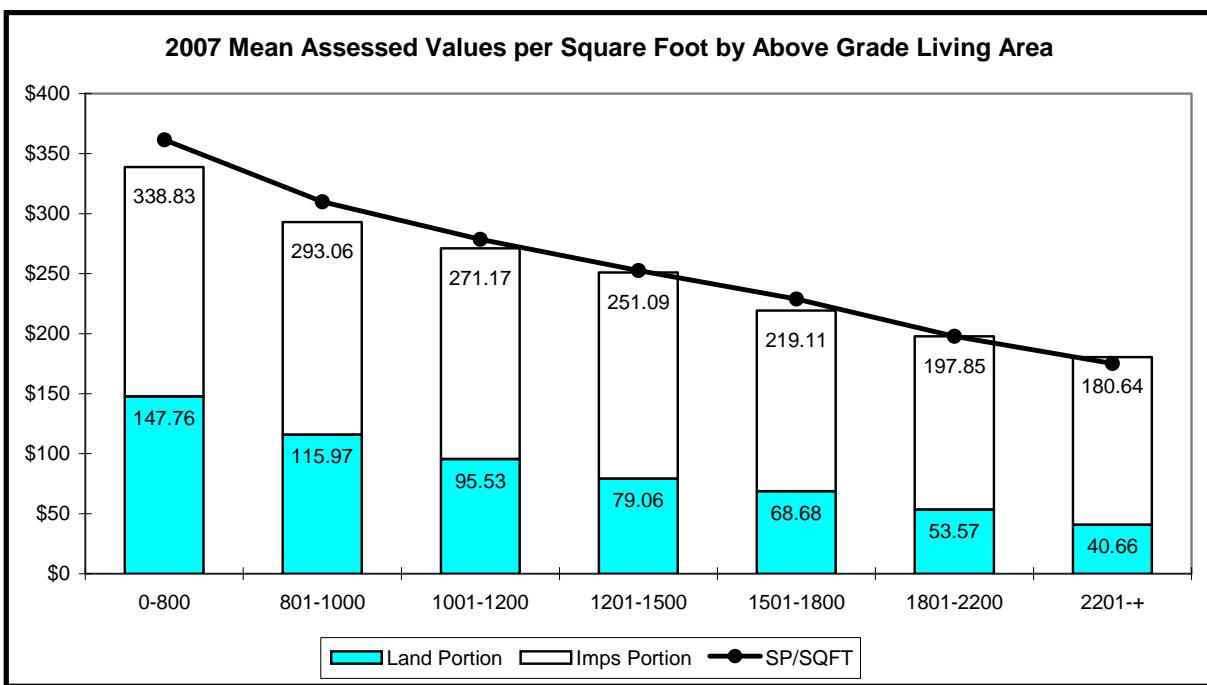
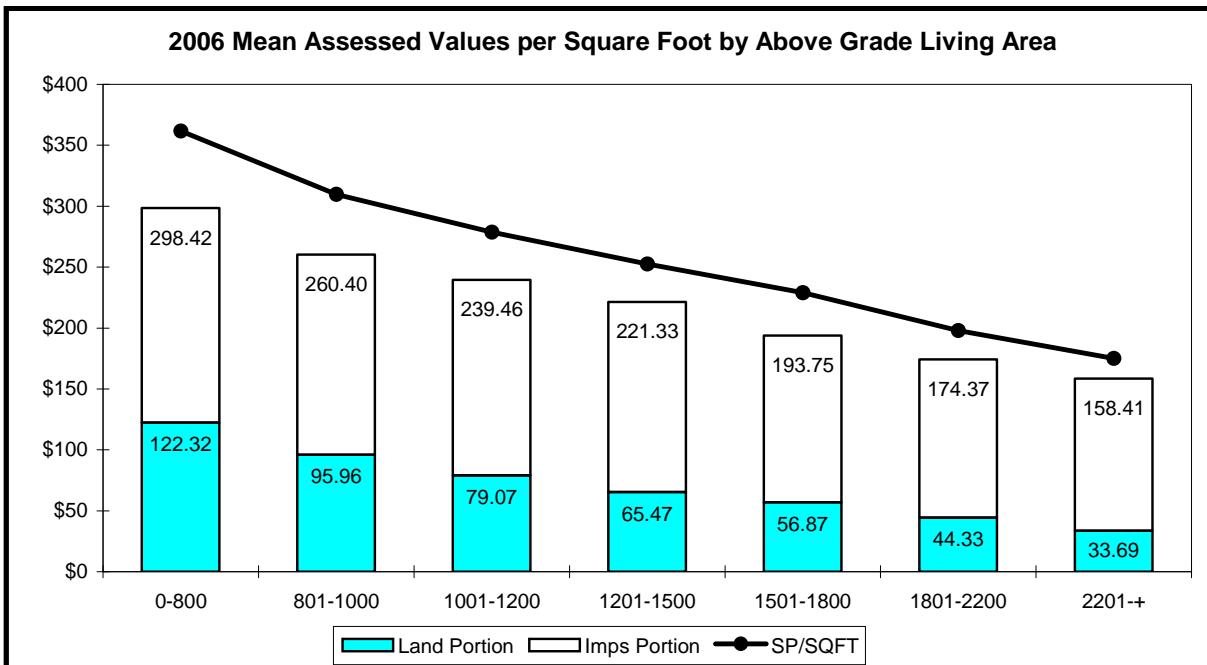
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Year Built / Renovated**



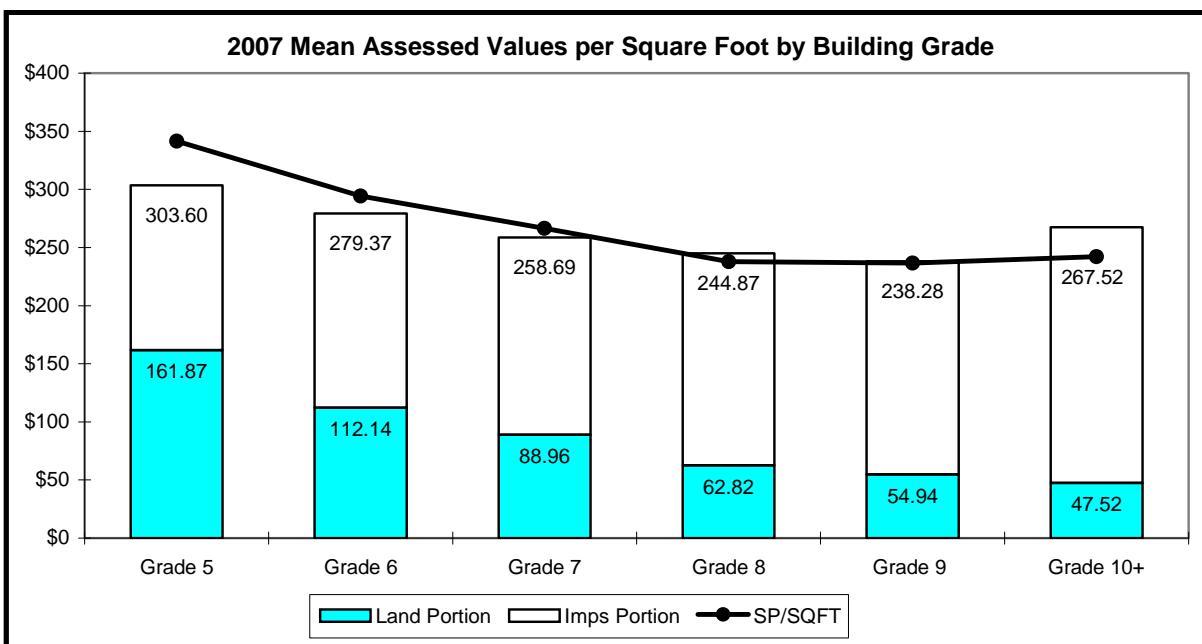
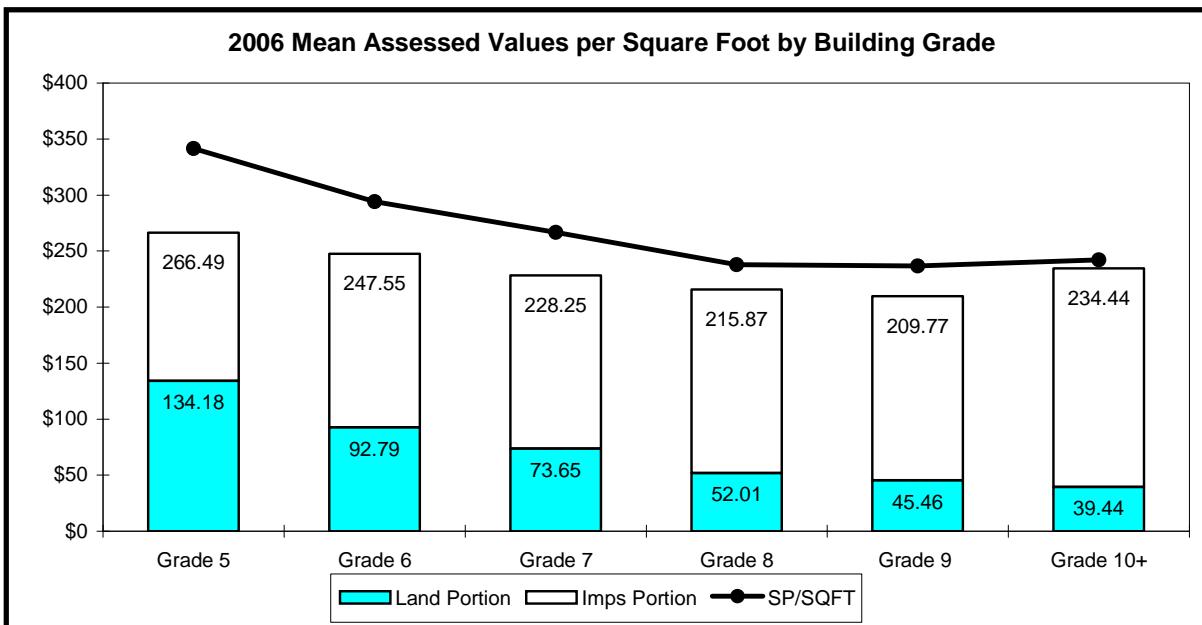
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Above Grade Living Area**

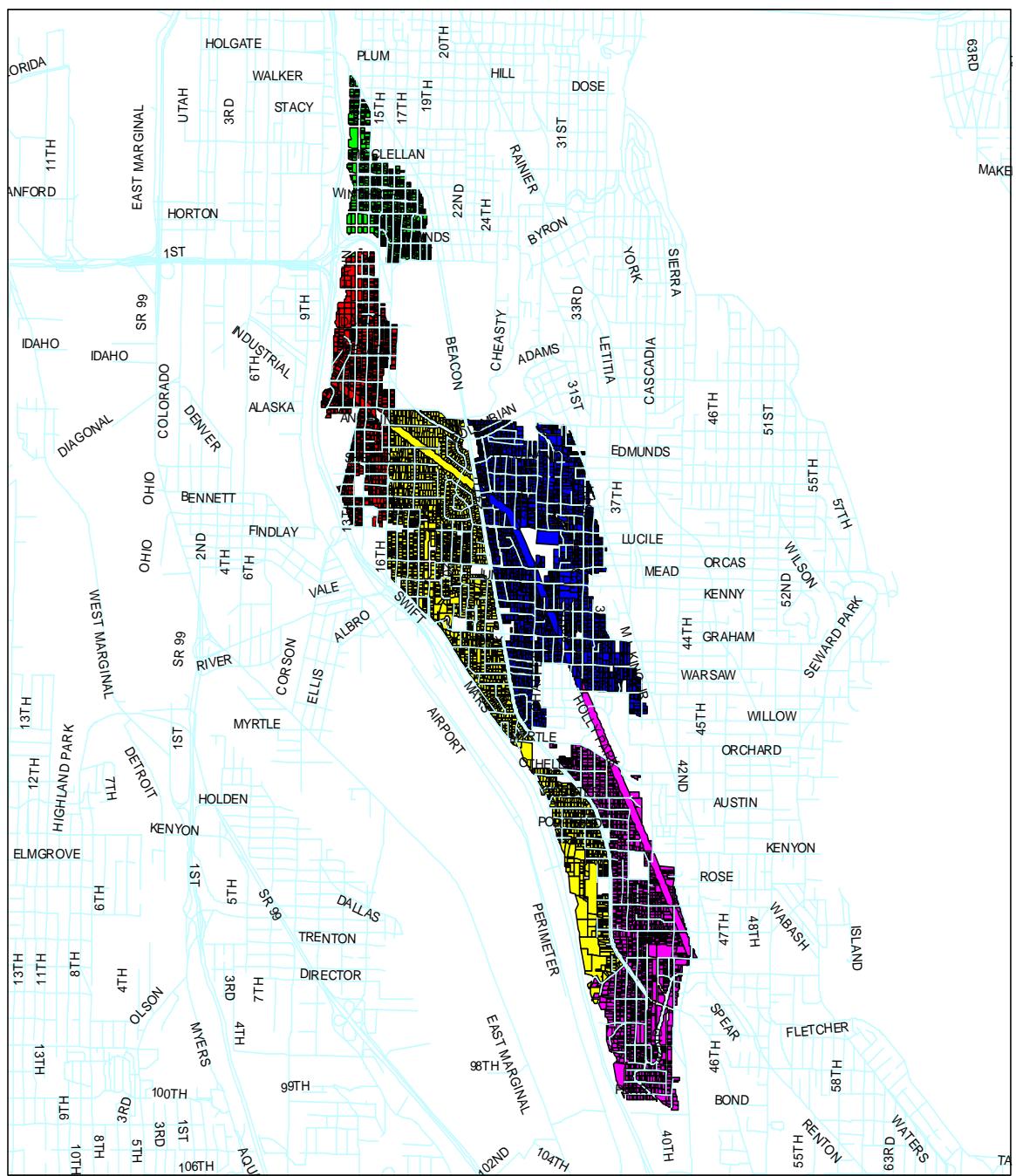


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Building Grade**



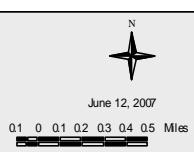
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



## Area 79

SuArea

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### Legend

- Street address
- Area79.shp
  - 001
  - 003
  - 004
  - 006
  - 007

# **Annual Update Process**

## **Data Utilized**

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## **Land update**

Based on the 34 usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 21.374% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

$$2007 \text{ Land Value} = 2006 \text{ Land Value} \times 1.21374, \text{ with the result rounded down to the next \$1,000.}$$

## **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 863 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, a single family home with building grade greater than 5 located in subarea 3 had a higher average ratio (assessed value / sale price) than other improvement.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} / 0.8752772 + 0.04844758 \text{ subarea 3 and Grade } >5$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value \* 1.099)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value \* 1.099).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \* Any properties excluded from the annual up-date process are noted in Real Property.
  - \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### **Mobile Home Update**

There are no mobile homes in area 79.

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 79 Annual Update Model Adjustments

**2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### **Overall (if no other adjustments apply)**

14.25%

<b>SubArea 3 and Grade &gt; 5</b>	<b>Yes</b>
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% Adjustment	-5.99%
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### **Comments**

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a single family home whose building grade is greater than 5 and is located in Subarea 3 would *approximately* receive a 8.26% upward adjustment (14.25% - 5.99%). 763 improved parcels in the population would receive this adjustment. There were 109 sales occurred in 2004,2005 and 2006 matching this bracket.

87% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 79 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 97.8.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
4	2	0.692	0.787	13.7%	-0.639	2.213
5	14	0.807	0.920	14.0%	0.822	1.017
6	252	0.845	0.952	12.8%	0.931	0.974
7	467	0.857	0.972	13.4%	0.956	0.987
8	109	0.913	1.037	13.6%	1.011	1.062
9	16	0.877	0.996	13.6%	0.933	1.060
10	3	0.969	1.106	14.1%	0.990	1.223
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1940	267	0.836	0.944	12.9%	0.923	0.965
1941-1960	307	0.853	0.964	13.0%	0.944	0.984
1961-1970	63	0.891	1.015	14.0%	0.971	1.059
1971-1980	26	0.855	0.975	14.0%	0.905	1.045
1981-1990	36	0.862	0.979	13.6%	0.922	1.037
1991-2000	58	0.892	1.015	13.8%	0.976	1.053
2001 +	106	0.911	1.038	13.9%	1.014	1.062
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Fair	3	0.818	0.931	13.9%	0.759	1.103
Average	796	0.863	0.978	13.3%	0.966	0.990
Good	61	0.861	0.973	13.0%	0.930	1.016
Very Good	3	0.849	0.954	12.3%	0.464	1.444
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	608	0.857	0.970	13.1%	0.956	0.983
1.5	113	0.829	0.940	13.4%	0.908	0.972
2	138	0.911	1.036	13.7%	1.011	1.060
2.5	1	0.732	0.834	14.0%	N/A	N/A
3	3	0.850	0.970	14.1%	0.587	1.353
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	793	0.864	0.979	13.3%	0.967	0.991
Y	70	0.852	0.968	13.5%	0.925	1.010

## Area 79 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 97.8.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

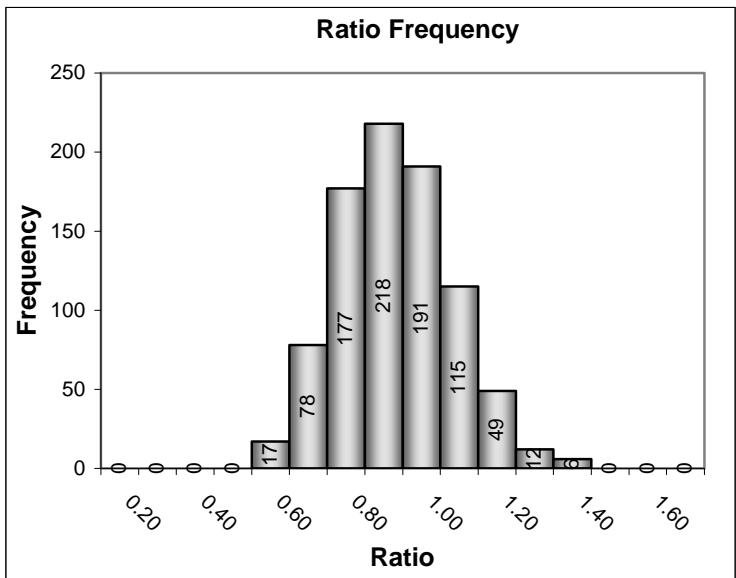
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
0-800	97	0.828	0.940	13.5%	0.900	0.979
801-1000	172	0.842	0.947	12.6%	0.922	0.972
1001-1200	205	0.859	0.973	13.3%	0.949	0.997
1201-1500	211	0.877	0.995	13.5%	0.973	1.017
1501-1800	64	0.847	0.958	13.1%	0.911	1.005
1801-2200	53	0.881	1.000	13.5%	0.962	1.037
2201 +	61	0.907	1.034	14.0%	1.002	1.066
SubArea 3 and Grade**	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
5	3	0.844	0.963	14.0%	0.620	1.306
6	47	0.906	0.979	8.0%	0.931	1.027
7	51	0.899	0.972	8.1%	0.935	1.009
8	10	0.927	1.003	8.1%	0.898	1.108
9	1	1.031	1.115	8.1%	N/A	N/A
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	863	0.863	0.978	13.3%	0.967	0.989
Y	0	N/A	N/A	N/A	N/A	N/A
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	59	0.841	0.960	14.1%	0.916	1.003
3	112	0.906	0.980	8.2%	0.953	1.008
4	257	0.852	0.972	14.1%	0.949	0.996
6	166	0.861	0.982	14.0%	0.958	1.007
7	269	0.863	0.984	14.1%	0.964	1.004
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<3001	29	0.887	1.008	13.6%	0.943	1.073
3001-5000	291	0.865	0.975	12.8%	0.956	0.995
5001-8000	445	0.860	0.976	13.5%	0.961	0.991
8001-15000	87	0.886	1.009	13.9%	0.969	1.049
>15000	11	0.729	0.825	13.1%	0.711	0.938

# Annual Update Ratio Study Report (Before)

## 2006 Assessments

<b>District/Team:</b> WC /Team - 2	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 06/12/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> <b>79</b>	<b>Appr ID:</b> RPAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 863			
<b>Mean Assessed Value</b>	277,200		
<b>Mean Sales Price</b>	321,100		
<b>Standard Deviation AV</b>	65,976		
<b>Standard Deviation SP</b>	84,107		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.881		
<b>Median Ratio</b>	0.872		
<b>Weighted Mean Ratio</b>	0.863		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.503		
<b>Highest ratio:</b>	1.385		
<b>Coefficient of Dispersion</b>	13.89%		
<b>Standard Deviation</b>	0.150		
<b>Coefficient of Variation</b>	17.05%		
<b>Price Related Differential (PRD)</b>	1.021		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.861		
Upper limit	0.887		
<b>95% Confidence: Mean</b>			
Lower limit	0.871		
Upper limit	0.891		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	5946		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.150		
<b>Recommended minimum:</b>	36		
<b>Actual sample size:</b>	863		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	451		
# ratios above mean:	412		
Z:	1.328		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



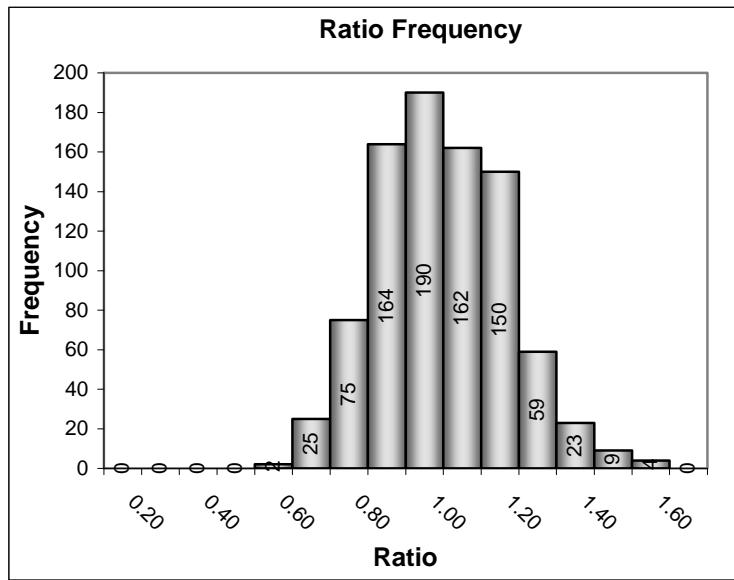
### COMMENTS:

1 to 3 Unit Residences throughout area 79

# Annual Update Ratio Study Report (After)

## 2007 Assessments

<b>District/Team:</b> WC /Team - 2	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 06/12/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> <b>79</b>	<b>Appr ID:</b> RPAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 863			
<i>Mean Assessed Value</i> 314,000			
<i>Mean Sales Price</i> 321,100			
<i>Standard Deviation AV</i> 74,869			
<i>Standard Deviation SP</i> 84,107			
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i> 0.998			
<i>Median Ratio</i> 0.990			
<i>Weighted Mean Ratio</i> 0.978			
<b>UNIFORMITY</b>			
<i>Lowest ratio</i> 0.573			
<i>Highest ratio:</i> 1.578			
<i>Coefficient of Dispersion</i> 13.78%			
<i>Standard Deviation</i> 0.170			
<i>Coefficient of Variation</i> 16.98%			
<i>Price Related Differential (PRD)</i> 1.021			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit 0.975			
Upper limit 1.004			
<b>95% Confidence: Mean</b>			
Lower limit 0.987			
Upper limit 1.010			
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i> 5946			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.170			
<b>Recommended minimum:</b> 46			
<i>Actual sample size:</i> 863			
<b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean: 450			
# ratios above mean: 413			
Z: 1.259			
<b>Conclusion:</b> Normal*			
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 79.

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	539360	0360	10/28/05	\$179,900	470	0	5	1932	3	5250	Y	N	2301 BEACON AVE S
001	310150	0035	05/02/06	\$315,000	580	0	5	1907	3	4000	N	N	3424 16TH AVE S
001	425340	0055	08/10/05	\$243,000	420	0	6	1919	3	4000	N	N	1307 S MCCLELLAN ST
001	310150	0075	04/28/05	\$350,000	720	0	6	1909	3	4000	N	N	3413 17TH AVE S
001	396440	0405	03/08/05	\$280,000	720	310	6	1921	3	4000	N	N	3321 LAFAYETTE AVE S
001	307650	0750	05/20/05	\$335,000	730	0	6	1951	3	7200	N	N	2909 13TH AVE S
001	539360	0255	07/12/06	\$334,950	750	0	6	1908	4	3000	N	N	1115 S WALKER ST
001	539360	0260	08/09/04	\$283,500	1000	0	6	1916	3	6000	N	N	2207 12TH AVE S
001	307650	0940	06/29/06	\$330,000	1010	0	6	1923	3	4800	N	N	2911 14TH AVE S
001	372680	0095	08/12/05	\$285,000	1090	390	6	1911	3	4608	N	N	3408 LAFAYETTE AVE S
001	059700	0735	03/18/04	\$240,000	1130	220	6	1929	3	3726	N	N	1702 S HANFORD ST
001	308600	2760	07/29/04	\$321,500	1150	750	6	1920	4	3200	N	N	3122 14TH AVE S
001	059700	0720	07/26/04	\$330,000	1340	170	6	1913	4	3774	N	N	1712 S HANFORD ST
001	396440	0195	09/27/04	\$339,000	1480	900	6	1928	4	4000	N	N	3214 LAFAYETTE AVE S
001	367890	0411	04/01/05	\$324,950	830	0	7	1940	3	3850	N	N	1416 HINDS PL S
001	367890	0191	09/26/05	\$370,000	890	180	7	1931	3	3895	N	N	3411 16TH AVE S
001	396440	0380	10/20/05	\$361,500	900	0	7	1913	3	4000	N	N	3314 17TH AVE S
001	396440	0085	09/01/06	\$369,000	970	520	7	1929	3	4071	N	N	3209 17TH AVE S
001	396440	0207	04/15/04	\$290,000	970	510	7	1912	3	3877	N	N	3226 LAFAYETTE AVE S
001	568000	1170	01/26/06	\$310,000	1030	290	7	1930	3	3200	N	N	1315 S HANFORD ST
001	367890	0225	11/21/05	\$340,000	1040	520	7	1928	3	3384	N	N	3434 15TH AVE S
001	308600	3405	06/24/05	\$295,000	1060	600	7	1910	3	2400	N	N	1610 S WINTHROP ST
001	310150	0110	05/24/04	\$240,000	1070	0	7	1952	3	4000	N	N	3412 17TH AVE S
001	307650	0835	10/11/06	\$385,000	1090	0	7	1928	3	4800	N	N	3111 13TH AVE S
001	367890	0421	12/20/05	\$379,000	1090	0	7	1926	3	2980	N	N	1420 HINDS PL S
001	396440	0210	06/10/05	\$400,000	1150	120	7	1912	3	4000	N	N	3230 LAFAYETTE AVE S
001	558620	0025	04/21/04	\$318,000	1220	0	7	1941	3	6000	N	N	2817 13TH AVE S
001	307650	0876	06/14/04	\$448,000	1230	600	7	1929	5	3600	N	N	1308 S WINTHROP ST
001	367890	0216	08/25/04	\$292,000	1290	1170	7	2000	3	3411	N	N	3427 16TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	396440	0365	08/14/06	\$360,500	1290	0	7	1922	3	4877	N	N	3300 17TH AVE S
001	367890	0120	10/12/05	\$425,000	1300	0	7	1929	3	3624	N	N	3236 15TH AVE S
001	568000	1180	10/27/04	\$403,000	1300	0	7	1930	3	3200	N	N	3201 14TH AVE S
001	367890	0395	12/15/04	\$323,000	1330	0	7	1927	3	5800	N	N	3225 15TH AVE S
001	310150	0080	11/20/06	\$590,500	1360	0	7	1910	3	4000	N	N	3409 17TH AVE S
001	367890	0470	10/23/06	\$380,000	1360	0	7	1926	3	5714	N	N	3212 14TH AVE S
001	568000	1095	07/16/04	\$372,000	1370	1370	7	1945	4	9600	Y	N	3315 14TH AVE S
001	367890	0372	08/08/06	\$491,000	1390	900	7	1925	3	4877	N	N	1425 S HANFORD ST
001	367890	0372	02/23/05	\$379,000	1390	900	7	1925	3	4877	N	N	1425 S HANFORD ST
001	059700	0725	02/16/05	\$330,000	1480	0	7	1918	3	3774	N	N	1708 S HANFORD ST
001	367890	0201	11/23/04	\$300,000	1480	0	7	1927	3	3449	N	N	3415 16TH AVE S
001	367890	0480	08/20/04	\$363,000	1480	0	7	1926	3	3471	N	N	1407 S HANFORD ST
001	568000	1150	07/01/04	\$450,000	1490	500	7	1930	3	4800	N	N	3217 14TH AVE S
001	308600	3340	05/18/06	\$485,000	1550	600	7	1925	3	4800	N	N	2914 16TH AVE S
001	425340	0050	05/05/04	\$360,000	1610	180	7	1919	4	4000	Y	N	1303 S MCCLELLAN ST
001	308600	3425	01/26/05	\$313,000	1640	100	7	1912	3	4800	N	N	3010 16TH AVE S
001	307650	0900	08/25/06	\$429,000	1680	0	7	1924	3	4800	N	N	3009 14TH AVE S
001	425340	0020	05/12/04	\$419,000	1680	0	7	1905	3	5412	N	N	2817 14TH AVE S
001	367940	0016	08/29/06	\$503,900	1700	0	7	1930	3	2963	N	N	1437 HINDS PL S
001	308600	2990	07/27/06	\$425,000	1770	0	7	1925	3	4800	N	N	3007 16TH AVE S
001	367890	0481	04/06/04	\$380,000	1910	840	7	1926	4	3159	N	N	1409 S HANFORD ST
001	396440	0445	08/31/05	\$383,150	1990	0	7	1927	3	4000	N	N	3310 16TH AVE S
001	310150	0045	09/07/05	\$449,999	2180	0	7	1921	3	4258	N	N	3434 16TH AVE S
001	367940	0020	05/08/06	\$440,000	1220	920	8	1991	3	5636	N	N	3432 14TH AVE S
001	308600	3428	02/16/05	\$441,000	1370	1310	8	1950	3	6400	N	N	3002 16TH AVE S
001	308600	3495	02/10/05	\$346,000	1750	490	8	1994	4	3600	N	N	1603 S WINTHROP ST
001	308600	2890	10/18/05	\$505,350	1800	1140	8	1909	3	3238	N	N	1509 S WINTHROP ST
001	568000	1100	06/02/06	\$599,000	2330	660	9	2006	3	4800	Y	N	3307 14TH AVE S
001	539360	0340	08/30/06	\$619,950	2460	0	9	2006	3	6000	N	N	2320 12TH AVE SW
001	539360	0345	09/14/06	\$619,950	2460	0	9	2006	3	6000	N	N	2316 12TH AVE S
003	792510	0485	08/05/05	\$181,950	650	0	5	1918	3	5400	N	N	5411 13TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	274110	0800	11/18/05	\$231,000	720	0	5	1919	3	2674	N	N	4823 12TH AVE S
003	514100	0560	08/09/05	\$231,000	800	0	5	1945	3	4650	N	N	4912 13TH AVE S
003	568000	0735	07/26/04	\$253,500	690	0	6	1948	3	4805	N	N	3915 14TH AVE S
003	514100	0655	03/24/05	\$250,000	720	0	6	1919	3	3798	Y	N	1316 S FERDINAND ST
003	514100	0655	07/20/04	\$205,000	720	0	6	1919	3	3798	Y	N	1316 S FERDINAND ST
003	568000	0825	05/04/06	\$358,000	760	0	6	1940	3	4800	N	N	3808 13TH AVE S
003	514100	0130	08/10/06	\$328,000	780	0	6	1910	3	4000	N	N	4859 13TH AVE S
003	514100	0130	09/29/05	\$203,000	780	0	6	1910	3	4000	N	N	4859 13TH AVE S
003	367940	1245	01/13/04	\$230,000	820	0	6	1941	3	6167	N	N	4540 15TH AVE S
003	944830	0015	06/27/05	\$330,000	820	620	6	1905	4	7198	N	N	1348 S DAWSON ST
003	367940	1060	05/27/05	\$227,725	830	0	6	1950	3	4610	N	N	4512 14TH AVE S
003	395940	0655	10/03/05	\$391,500	830	0	6	1940	3	7200	Y	N	4309 13TH AVE S
003	514100	0455	07/06/06	\$284,000	840	320	6	1919	3	3797	N	N	1311 S SHELTON ST
003	514100	0455	11/03/05	\$252,000	840	320	6	1919	3	3797	N	N	1311 S SHELTON ST
003	880690	0030	09/13/05	\$230,000	840	0	6	1940	3	4200	N	N	5324 12TH AVE S
003	058800	0030	08/05/04	\$247,000	860	860	6	1912	3	3157	N	N	4615 15TH AVE S
003	373280	0166	04/22/05	\$250,000	860	0	6	1909	3	5402	N	N	1329 S PEARL ST
003	880690	0235	04/21/04	\$248,000	860	800	6	1941	5	3925	N	N	5331 12TH AVE S
003	395940	0810	07/25/06	\$287,000	880	0	6	1943	3	4800	N	N	4527 13TH AVE S
003	274110	0140	04/27/06	\$305,000	890	0	6	1949	3	5000	N	N	4820 12TH AVE S
003	395940	1080	11/21/06	\$315,000	910	0	6	1943	3	5520	N	N	4552 11TH AVE S
003	395940	1080	08/04/04	\$235,000	910	0	6	1943	3	5520	N	N	4552 11TH AVE S
003	274060	0005	06/29/05	\$290,000	920	0	6	1947	3	5000	N	N	1201 S DAWSON ST
003	058800	0075	08/11/05	\$307,000	930	0	6	1943	3	5290	N	N	4603 15TH AVE S
003	395940	0820	01/16/04	\$255,000	930	360	6	1947	3	4800	N	N	4519 13TH AVE S
003	754980	0425	09/16/05	\$275,000	940	0	6	1917	4	6000	N	N	5315 15TH AVE S
003	792510	0270	08/18/06	\$317,000	940	0	6	1900	3	4500	N	N	5200 13TH AVE S
003	568000	0720	06/18/04	\$265,000	970	680	6	1920	3	7800	N	N	3923 14TH AVE S
003	373280	0155	09/29/04	\$245,000	990	900	6	1913	3	6512	N	N	1324 S PEARL ST
003	514100	0115	11/08/06	\$340,000	1020	1000	6	1918	4	4000	N	N	4815 13TH AVE S
003	514100	0340	03/17/06	\$339,950	1030	300	6	1918	4	3797	N	N	1312 S DAWSON ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>	
003	514100	0340	02/25/04	\$272,847	1030	300	6	1918	4	3797	N	N	1312 S DAWSON ST	
003	514100	0535	01/25/05	\$250,000	1030	380	6	1920	4	3797	N	N	1311 S FERDINAND ST	
003	567950	1300	11/03/06	\$250,000	1060	0	6	1909	3	4800	N	N	4113 12TH AVE S	
003	395940	0750	08/03/04	\$310,000	1070	120	6	1939	3	7200	N	N	4350 12TH AVE S	
003	395940	1350	11/01/06	\$302,000	1140	0	6	1984	3	7326	N	N	4202 11TH AVE S	
003	395940	1350	08/12/04	\$260,000	1140	0	6	1984	3	7326	N	N	4202 11TH AVE S	
003	792510	0420	03/14/05	\$317,500	1160	0	6	1916	3	4500	N	N	5311 13TH AVE S	
003	514100	0095	10/14/04	\$269,500	1200	0	6	1919	3	4000	N	N	4805 13TH AVE S	
003	274060	0165	03/04/05	\$220,000	1220	0	6	1904	3	4401	N	N	1100 S BENNETT ST	
003	274110	0300	07/22/05	\$330,360	1260	0	6	1991	3	5000	N	N	4970 12TH AVE S	
003	274060	0150	12/13/04	\$217,500	1270	0	6	1900	3	4401	N	N	1110 S BENNETT ST	
003	754980	0340	10/04/05	\$340,000	1390	0	6	1910	4	6000	N	N	5316 14TH AVE S	
003	060000	0065	09/22/06	\$310,000	1450	0	6	1905	3	6042	N	N	1401 S FERDINAND ST	
003	373280	0005	04/18/06	\$387,000	1520	0	6	1916	3	8018	N	N	1328 S SHELTON ST	
003	395940	1590	08/17/06	\$399,500	1640	0	6	1910	3	7960	N	N	4402 10TH AVE S	
003	274110	0810	12/11/06	\$371,000	1710	1100	6	1920	3	2525	N	N	4827 12TH AVE S	
003	514100	0640	12/01/06	\$410,000	1800	300	6	1959	3	6200	N	N	4868 13TH AVE S	
003	792510	0430	10/20/04	\$270,000	1990	0	6	1912	3	4500	N	N	5315 13TH AVE S	
003	568000	0620	07/01/04	\$244,000	800	0	7	1943	3	4800	N	N	4111 14TH AVE S	
003	367940	0600	02/17/04	\$242,500	810	0	7	1941	3	4059	N	N	4104 14TH AVE S	
003	395940	0375	11/28/05	\$380,000	870	0	7	1941	3	9600	N	N	4135 14TH AVE S	
003	395940	0395	12/14/05	\$348,000	870	0	7	1941	3	4834	N	N	4119 14TH AVE S	
003	386940	0025	05/04/04	\$220,000	900	0	7	1953	3	5675	N	N	1105 S SNOQUALMIE ST	
003	395940	0075	11/05/04	\$270,000	900	0	7	1943	3	4800	N	N	4505 14TH AVE S	
003	274110	0105	04/26/04	\$300,000	910	500	7	1952	4	4000	N	N	4806 12TH AVE S	
003	367940	0900	09/01/04	\$270,000	920	0	7	1942	3	4300	N	N	4306 14TH AVE S	
003	367940	0920	05/03/04	\$249,950	920	0	7	1942	3	4366	N	N	4322 14TH AVE S	
003	568000	0700	12/29/05	\$308,000	930	370	7	1941	3	4800	N	N	4010 13TH AVE S	
003	367940	0820	04/05/06	\$305,000	940	0	7	1941	3	6603	N	N	4156 15TH AVE S	
003	395940	0300	09/07/05	\$289,000	950	0	7	1941	3	4800	N	N	4326 13TH AVE S	
003	568000	0440	12/06/04	\$305,000	950	900	7	1953	3	4200	Y	N	3909 13TH AVE S	

***Improved Sales Used in this Annual Update Analysis***  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
003	373280	0185	02/05/04	\$216,000	970	0	7	1969	3	4459	N	N	1355 S PEARL ST
003	395940	1145	09/21/04	\$307,000	970	370	7	1940	3	5520	N	N	4321 12TH AVE S
003	395940	1165	09/07/05	\$345,000	970	0	7	1940	3	5760	N	N	4311 12TH AVE S
003	568000	0939	04/23/04	\$322,500	980	500	7	1948	4	5400	N	N	3610 13TH AVE S
003	395940	0095	04/18/05	\$340,000	990	0	7	1939	3	7200	N	N	4508 13TH AVE S
003	395940	1320	12/05/06	\$379,950	1020	0	7	1940	3	5760	N	N	4129 12TH AVE S
003	274110	0550	09/21/06	\$395,000	1040	500	7	1960	3	5127	N	N	1105 S HUDSON ST
003	274110	0850	10/11/06	\$376,000	1040	800	7	1952	3	5349	N	N	4847 12TH AVE S
003	367940	1160	08/04/06	\$355,500	1040	0	7	1949	3	4800	N	N	4525 15TH AVE S
003	514100	0370	10/28/04	\$283,000	1040	0	7	1920	3	4650	N	N	5002 13TH AVE S
003	367940	1155	11/07/06	\$330,000	1050	1040	7	1956	3	4800	N	N	4529 15TH AVE S
003	367940	1155	07/01/05	\$317,000	1050	1040	7	1956	3	4800	N	N	4529 15TH AVE S
003	395940	0445	07/18/05	\$343,000	1060	0	7	1940	3	5280	N	N	4152 13TH AVE S
003	395940	0545	04/11/06	\$426,000	1100	400	7	1940	4	4800	N	N	4130 12TH AVE S
003	386940	0040	05/15/06	\$395,900	1110	700	7	1948	3	5675	N	N	1053 S SNOQUALMIE ST
003	395940	0985	08/25/05	\$400,000	1130	500	7	1941	3	9391	N	N	4515 12TH AVE S
003	386940	0030	06/20/06	\$327,000	1140	0	7	1950	3	5675	N	N	1063 S SNOQUALMIE ST
003	568000	0306	05/13/04	\$369,000	1190	240	7	1953	3	4800	N	N	1222 S CHARLESTOWN ST
003	792510	0271	11/21/05	\$425,000	1200	0	7	2005	3	4500	N	N	5206 13TH AVE S
003	395940	0710	06/07/05	\$380,000	1230	140	7	1944	4	6001	N	N	4322 12TH AVE S
003	367940	0895	03/15/05	\$260,000	1240	450	7	1942	3	4707	N	N	1403 S NEVADA ST
003	395940	0265	10/19/05	\$427,000	1270	290	7	1935	3	4933	N	N	1321 S NEVADA ST
003	568000	0265	07/06/04	\$325,000	1280	480	7	1946	3	4600	N	N	1223 S SPOKANE ST
003	367940	0515	03/24/04	\$318,000	1290	430	7	1948	3	5243	N	N	4020 14TH AVE S
003	395940	0110	09/03/04	\$320,000	1300	1000	7	1956	3	4800	N	N	4516 13TH AVE S
003	395940	1065	06/23/04	\$289,500	1390	0	7	1942	3	5760	N	N	4544 11TH AVE S
003	514100	0745	11/17/06	\$385,000	1440	920	7	1992	3	3978	Y	N	1311 S ALASKA ST
003	514100	0500	07/29/05	\$398,000	1490	820	7	1985	3	6200	N	N	4968 13TH AVE S
003	367940	0745	02/19/04	\$275,000	1500	0	7	1928	3	4800	N	N	4115 15TH AVE S
003	395940	0240	05/26/05	\$403,500	1600	0	7	1928	3	5400	N	N	4311 14TH AVE S
003	754980	0370	08/28/06	\$298,000	1730	0	7	1954	3	5193	N	N	1404 S LUCILE ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	754980	0370	06/19/06	\$280,000	1730	0	7	1954	3	5193	N	N	1404 S LUCILE ST
003	754980	0370	02/18/05	\$267,000	1730	0	7	1954	3	5193	N	N	1404 S LUCILE ST
003	395940	1370	02/25/05	\$379,950	1760	1030	7	1957	3	5222	N	N	4427 POWELL PL S
003	274110	0705	12/12/05	\$349,000	1864	0	7	2003	3	2332	N	N	4963 12TH AVE S
003	367940	0785	11/30/06	\$365,000	2130	0	7	1927	3	6728	N	N	4122 15TH AVE S
003	395940	0720	03/16/05	\$396,250	2130	300	7	2003	3	6001	N	N	4328 12TH AVE S
003	514100	0605	01/31/05	\$384,950	2510	0	7	2004	3	3797	Y	N	1313 S EDMUNDS ST
003	367940	1025	09/24/04	\$300,000	920	0	8	1941	3	4800	N	N	4315 15TH AVE S
003	274110	0420	04/12/05	\$340,000	1140	1140	8	1951	3	5127	N	N	5100 CORSON AVE S
003	395940	1284	08/11/04	\$330,000	1220	900	8	1949	3	6290	N	N	4145 12TH AVE S
003	395940	0359	05/09/06	\$460,000	1340	700	8	1949	3	7200	N	N	4147 14TH AVE S
003	395940	1265	01/12/06	\$419,000	1430	1050	8	1955	3	4933	N	N	4436 11TH AVE S
003	395940	1265	03/12/04	\$330,000	1430	1050	8	1955	3	4933	N	N	4436 11TH AVE S
003	568000	0565	01/27/06	\$490,000	1430	0	8	1932	3	6000	Y	N	4115 13TH AVE S
003	395940	0305	05/25/06	\$449,900	1450	0	8	1938	3	4800	N	N	4328 13TH AVE S
003	568000	0956	12/01/04	\$445,000	1510	0	8	1931	3	4800	N	N	3622 13TH AVE S
003	568000	0780	07/19/04	\$315,000	1560	450	8	1996	3	4827	N	N	3901 14TH AVE S
003	395940	1860	02/23/05	\$550,000	1850	560	9	1930	3	17492	N	N	4545 10TH AVE S
004	785700	3915	11/27/06	\$180,000	360	0	5	1952	3	4000	N	N	2556 S EDDY ST
004	785700	3915	03/10/06	\$127,000	360	0	5	1952	3	4000	N	N	2556 S EDDY ST
004	739440	0140	01/10/06	\$150,000	560	0	5	1932	3	4000	N	N	5427 32ND AVE S
004	933180	0390	05/19/05	\$185,000	870	0	5	1912	3	5250	N	N	3319 S ORCAS ST
004	785700	1410	07/13/05	\$264,000	520	0	6	1925	3	5512	N	N	6134 28TH AVE S
004	785700	1905	04/15/04	\$158,000	580	0	6	1942	3	7500	N	N	6742 28TH AVE S
004	933180	0650	06/22/05	\$173,900	590	590	6	1918	3	5000	N	N	5418 33RD AVE S
004	785700	3840	06/25/04	\$190,500	600	0	6	1916	3	4200	N	N	2530 S GRAHAM ST
004	933180	0115	12/12/05	\$220,500	600	0	6	1913	3	3700	N	N	5409 33RD AVE S
004	933180	0580	09/01/06	\$268,000	640	0	6	1929	3	3700	N	N	5515 35TH AVE S
004	786650	0025	12/28/04	\$245,000	650	650	6	1916	3	5000	N	N	5511 32ND AVE S
004	274210	0116	08/10/06	\$341,500	660	0	6	1927	3	5400	N	N	5211 30TH AVE S
004	333300	2300	10/13/05	\$290,000	670	220	6	1934	3	9007	N	N	6525 33RD AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	785700	0740	12/28/04	\$241,000	670	0	6	1927	3	6612	N	N	2407 S ORCAS ST
004	234130	0565	07/27/04	\$236,925	680	350	6	1922	3	3040	N	N	5314 33RD AVE S
004	008100	0005	12/07/06	\$248,620	700	0	6	1941	3	4879	N	N	6502 28TH AVE S
004	739440	0095	08/09/06	\$320,000	720	0	6	1948	3	4000	Y	N	5407 31ST AVE S
004	087700	0105	07/12/06	\$150,000	750	0	6	1949	3	5194	N	N	6320 29TH AVE S
004	087700	0105	12/23/05	\$135,000	750	0	6	1949	3	5194	N	N	6320 29TH AVE S
004	933180	0560	07/08/05	\$183,500	780	0	6	1965	3	2500	N	N	5521 35TH AVE S
004	206960	0065	06/24/04	\$251,800	810	180	6	1944	3	5568	N	N	5017 26TH AVE S
004	266050	0290	09/28/06	\$245,000	810	0	6	1949	3	3150	N	N	3202 S DAWSON ST
004	933180	0230	07/13/04	\$255,000	810	720	6	2001	3	4100	N	N	3206 S ORCAS ST
004	166250	0069	08/04/05	\$240,000	820	280	6	1952	3	6451	N	N	3711 S HOLLY ST
004	222404	9024	07/24/06	\$270,000	820	0	6	1951	3	6955	N	N	3200 S RAYMOND ST
004	785700	0935	05/12/05	\$269,000	830	830	6	1953	3	5480	N	N	2848 S JUNEAU ST
004	274210	0018	06/29/04	\$232,840	840	340	6	1952	3	5156	N	N	3047 S DAWSON ST
004	789060	0115	08/06/04	\$244,000	840	0	6	1920	3	6300	N	N	5933 32ND AVE S
004	945920	0010	10/03/05	\$223,000	840	0	6	1950	3	3800	N	N	5220 32ND AVE S
004	175670	0090	08/31/05	\$440,000	870	100	6	1910	4	6600	N	N	3100 S FERDINAND ST
004	268560	0065	05/25/06	\$375,000	870	0	6	1925	3	7140	N	N	5902 BEACON AVE S
004	785700	3350	02/07/06	\$264,950	890	0	6	1946	4	6028	N	N	5911 28TH AVE S
004	785700	3350	12/15/04	\$225,000	890	0	6	1946	4	6028	N	N	5911 28TH AVE S
004	105900	0015	04/26/05	\$205,000	900	0	6	1915	3	6600	N	N	3112 S HUDSON ST
004	785700	0716	12/05/06	\$273,000	900	900	6	1942	3	5182	N	N	2505 S ORCAS ST
004	785700	0750	07/25/05	\$359,950	920	880	6	1919	3	4207	N	N	5816 BEACON AVE S
004	785700	0750	11/03/04	\$207,000	920	880	6	1919	3	4207	N	N	5816 BEACON AVE S
004	008100	0010	11/02/06	\$283,000	960	0	6	1947	4	3880	N	N	6504 28TH AVE S
004	785700	0600	12/19/05	\$305,000	970	0	6	1919	3	5428	N	N	5536 BEACON AVE S
004	785700	4235	05/13/06	\$305,000	970	0	6	1930	3	6650	N	N	2619 S WARSAW ST
004	212404	9021	09/13/05	\$270,000	1000	0	6	1915	3	9675	N	N	5013 32ND AVE S
004	945920	0025	03/02/05	\$229,950	1010	0	6	1952	3	3800	N	N	5306 32ND AVE S
004	785700	0710	06/16/06	\$310,000	1020	0	6	1920	3	8618	N	N	2509 S ORCAS ST
004	274210	0290	10/26/04	\$200,000	1030	200	6	1948	3	8292	N	N	5049 30TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	333300	2171	04/26/05	\$240,000	1060	0	6	1979	3	5264	N	N	3553 A S MORGAN ST
004	367740	0515	07/11/06	\$260,000	1070	120	6	1912	3	4920	N	N	5308 BEACON AVE S
004	266050	0215	11/22/04	\$187,000	1080	0	6	1903	3	4836	N	N	3203 S HUDSON ST
004	333300	2172	03/12/04	\$210,000	1080	0	6	1979	3	6800	N	N	3553 B S MORGAN ST
004	785700	3577	09/22/05	\$335,000	1080	1080	6	1928	4	8316	Y	N	2441 S SPENCER ST
004	785700	3975	11/01/04	\$280,000	1080	200	6	1922	3	5641	N	N	6412 BEACON AVE S
004	367740	0340	10/01/04	\$259,950	1090	0	6	1940	3	4800	N	N	4934 BEACON AVE S
004	367740	0340	05/17/04	\$215,000	1090	0	6	1940	3	4800	N	N	4934 BEACON AVE S
004	417460	0041	10/12/06	\$389,000	1090	0	6	1926	3	19745	N	N	4726 26TH AVE S
004	417460	0041	08/10/04	\$300,000	1090	0	6	1926	3	19745	N	N	4726 26TH AVE S
004	434630	0035	05/04/05	\$306,000	1110	180	6	1929	3	5169	N	N	3016 S EDMUNDS ST
004	785700	3821	03/03/05	\$252,500	1130	0	6	1947	3	5700	N	N	2548 S GRAHAM ST
004	212404	9162	08/26/04	\$315,950	1160	600	6	1929	4	7356	N	N	5037 32ND AVE S
004	933180	0080	11/22/06	\$380,725	1190	0	6	1912	3	7500	N	N	5425 33RD AVE S
004	274210	0121	09/26/05	\$250,000	1200	0	6	1954	3	5476	N	N	5203 30TH AVE S
004	785700	3835	09/12/06	\$335,000	1210	0	6	1924	3	9734	N	N	2564 S GRAHAM ST
004	333300	2200	11/15/06	\$314,950	1230	0	6	1942	3	9310	Y	N	3521 S MORGAN ST
004	529520	0085	10/11/04	\$322,735	1260	0	6	1919	3	6120	N	N	2809 S ALASKA PL
004	785700	3850	12/08/06	\$373,800	1320	520	6	1937	4	5292	N	N	6121 28TH AVE S
004	333300	2160	08/31/04	\$175,000	1350	0	6	1979	3	4982	N	N	3557 S MORGAN ST
004	143820	0030	12/20/06	\$365,000	1380	0	6	1980	4	5610	N	N	6313 S EDDY CT
004	105900	0025	11/16/04	\$205,000	1440	0	6	1911	3	3300	N	N	3106 S HUDSON ST
004	166250	0070	05/10/06	\$310,000	1450	280	6	1916	3	5514	N	N	3723 S HOLLY ST
004	541410	0325	12/15/04	\$283,000	1740	0	6	2004	3	2692	N	N	4700 S.McCoy PI
004	087700	0030	03/28/06	\$299,950	2020	0	6	1924	3	5000	N	N	6318 28TH AVE S
004	529520	0075	06/30/06	\$395,000	2770	0	6	1919	4	6120	N	N	2813 S ALASKA PL
004	367740	0355	09/14/06	\$322,000	750	220	7	1940	3	4800	N	N	4946 BEACON AVE S
004	274210	0205	08/17/05	\$450,000	790	500	7	1940	3	8250	Y	N	5023 29TH AVE S
004	367740	0145	09/24/04	\$219,000	810	0	7	1942	3	4847	N	N	2402 S COLUMBIAN WAY
004	785700	3871	04/18/06	\$370,000	820	260	7	1955	3	6250	N	N	6115 28TH AVE S
004	417460	0332	03/20/06	\$299,000	830	0	7	1953	3	5628	N	N	5231 26TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	785700	0825	04/23/04	\$272,000	890	200	7	1948	3	8400	N	N	2523 S ORCAS ST
004	417460	0391	06/28/06	\$340,000	910	400	7	1970	3	5054	N	N	5306 26TH AVE S
004	441060	0190	09/19/06	\$389,950	910	240	7	1952	3	6534	N	N	6806 BEACON AVE S
004	274210	0276	05/03/06	\$316,000	920	0	7	1953	3	4500	N	N	5039 30TH AVE S
004	274210	0277	06/22/04	\$186,000	920	0	7	1953	3	4500	N	N	5033 30TH AVE S
004	785700	1220	03/23/04	\$263,000	930	700	7	1954	3	5000	N	N	2841 S JUNEAU ST
004	785700	3315	11/23/05	\$315,000	930	400	7	1954	3	5850	N	N	2555 S JUNEAU ST
004	175670	0025	03/10/05	\$265,000	940	660	7	1997	3	3300	N	N	3035 S EDMUNDS ST
004	274210	0163	09/16/05	\$387,500	940	800	7	1941	4	6000	Y	N	5052 28TH AVE S
004	105900	0005	11/30/05	\$334,500	960	250	7	1955	3	6600	N	N	3120 S HUDSON ST
004	157110	0090	04/05/06	\$325,950	960	400	7	1953	3	3880	N	N	6043 31ST AVE S
004	785700	3941	10/27/04	\$216,000	960	960	7	1910	3	7560	N	N	2547 S GRAHAM ST
004	157110	0100	11/24/04	\$304,000	970	970	7	1931	3	5250	N	N	3018 S GRAHAM ST
004	157110	0125	11/07/05	\$300,000	970	400	7	1953	3	4268	N	N	6210 30TH AVE S
004	233630	0095	07/26/04	\$215,000	970	290	7	1953	3	5827	N	N	6008 30TH AVE S
004	333300	1805	03/29/04	\$250,000	1000	500	7	1967	3	14606	Y	N	3331 S GRAHAM ST
004	417460	0026	11/11/04	\$278,000	1000	920	7	1971	3	5369	N	N	2531 S AMERICUS ST
004	417460	0387	10/02/06	\$280,000	1000	0	7	1970	3	5616	N	N	5300 26TH AVE S
004	417460	0387	01/26/06	\$260,000	1000	0	7	1970	3	5616	N	N	5300 26TH AVE S
004	441060	0086	04/14/06	\$315,000	1000	400	7	1954	3	5013	N	N	6910 27TH AVE S
004	441060	0135	01/27/04	\$238,038	1000	0	7	1955	3	6164	N	N	6863 27TH AVE S
004	785700	4215	11/14/05	\$318,950	1000	100	7	1929	3	3640	N	N	6614 BEACON AVE S
004	274210	0268	03/26/04	\$204,000	1010	0	7	1969	3	8223	N	N	5023 30TH AVE S
004	417460	0029	12/08/06	\$280,000	1010	920	7	1972	3	5369	N	N	2519 S AMERICUS ST
004	417460	0317	07/21/04	\$160,000	1010	0	7	1954	3	5776	N	N	2521 S DAWSON ST
004	941840	0240	11/02/05	\$330,000	1010	1010	7	1948	3	6720	N	N	6015 33RD AVE S
004	441060	0110	04/25/06	\$227,000	1020	300	7	1956	3	8052	N	N	2629 S BRIGHTON ST
004	441060	0110	03/11/05	\$218,500	1020	300	7	1956	3	8052	N	N	2629 S BRIGHTON ST
004	441060	0115	05/19/06	\$279,000	1020	0	7	1956	3	7623	N	N	6805 27TH AVE S
004	785700	0455	05/26/04	\$305,000	1020	610	7	1955	3	13749	N	N	2810 S ORCAS ST
004	441060	0175	01/06/05	\$257,000	1030	240	7	1941	3	6380	N	N	6822 BEACON AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	233630	0015	12/29/04	\$331,950	1040	180	7	1953	3	5814	N	N	6015 32ND AVE S
004	233630	0015	07/08/04	\$210,000	1040	180	7	1953	3	5814	N	N	6015 32ND AVE S
004	233630	0025	11/30/04	\$260,000	1040	190	7	1953	3	5814	N	N	6025 32ND AVE S
004	233630	0035	01/23/04	\$238,000	1040	1040	7	1953	3	5814	N	N	6020 31ST AVE S
004	417460	0267	05/24/05	\$350,000	1040	260	7	1958	3	5511	N	N	5033 27TH AVE S
004	739440	0170	01/02/06	\$170,000	1040	0	7	1907	3	4900	N	N	5403 32ND AVE S
004	941840	0170	03/06/06	\$296,000	1050	0	7	1955	3	13462	N	N	3316 S GRAHAM ST
004	212404	9092	05/05/05	\$450,000	1060	450	7	1948	3	6325	Y	N	4919 29TH AVE S
004	212404	9092	06/03/04	\$372,500	1060	450	7	1948	3	6325	Y	N	4919 29TH AVE S
004	785700	3675	09/29/05	\$284,750	1070	0	7	1952	3	7502	N	N	2486 S SPENCER ST
004	417460	0388	02/19/04	\$227,000	1080	400	7	1966	3	5616	N	N	5318 26TH AVE S
004	367740	0415	09/09/05	\$349,950	1090	400	7	1963	3	4800	N	N	4955 24TH AVE S
004	417460	0369	11/08/06	\$385,000	1090	1090	7	1974	3	5509	N	N	5312 24TH AVE S
004	670680	0050	12/21/06	\$318,000	1090	0	7	1982	3	5304	N	N	3201 S MORGAN ST
004	367740	0270	09/13/04	\$265,000	1100	280	7	1940	3	4800	N	N	4867 24TH AVE S
004	157110	0110	11/03/04	\$295,000	1110	400	7	1957	3	6390	N	N	3006 S GRAHAM ST
004	212404	9286	07/07/04	\$242,000	1110	700	7	1982	3	8216	N	N	3001 S ANGELINE ST
004	333300	2252	06/28/04	\$230,000	1110	710	7	1968	3	4700	N	N	3331 A S MORGAN ST
004	333300	2250	05/24/05	\$255,000	1120	700	7	1968	3	4982	N	N	3327 S MORGAN ST
004	441060	0165	03/24/06	\$306,000	1120	340	7	1942	4	6380	N	N	6834 BEACON AVE S
004	333300	2205	04/05/06	\$327,000	1130	820	7	1982	3	5652	Y	N	3513 S MORGAN ST
004	367740	0260	07/20/05	\$300,000	1130	130	7	1940	3	4800	N	N	4877 24TH AVE S
004	785700	1120	03/28/06	\$389,950	1150	900	7	1967	3	5000	N	N	5909 32ND AVE S
004	785700	1433	06/24/04	\$265,000	1160	600	7	1993	3	5000	N	N	2906 S GRAHAM ST
004	785700	1910	11/28/05	\$383,000	1160	820	7	1993	3	5568	N	N	6748 28TH AVE S
004	785700	4200	04/01/05	\$318,000	1170	600	7	1928	3	5626	N	N	6602 BEACON AVE S
004	441060	0155	08/09/05	\$280,500	1190	300	7	1962	4	6380	N	N	6848 BEACON AVE S
004	785700	3750	06/29/06	\$368,000	1190	800	7	1952	3	4140	N	N	2405 S SPENCER ST
004	333300	2029	06/01/06	\$339,000	1200	700	7	1963	3	6760	N	N	3538 S MORGAN ST
004	417040	0020	10/18/06	\$374,950	1200	960	7	1958	3	6000	N	N	3016 S FINDLAY ST
004	428740	0085	07/17/06	\$360,000	1200	1160	7	1957	3	6100	N	N	2632 S WARSAW ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	428740	0085	01/19/06	\$300,000	1200	1160	7	1957	3	6100	N	N	2632 S WARSAW ST
004	333300	2026	02/10/04	\$307,500	1200	870	7	2003	3	5242	N	N	3538 B S MORGAN ST
004	785700	1316	03/09/05	\$350,000	1210	900	7	1970	3	5150	N	N	2825 S RAYMOND ST
004	367740	0061	07/23/04	\$295,000	1220	400	7	1960	3	6490	N	N	2326 S ANGELINE ST
004	785700	1912	05/12/04	\$322,000	1220	900	7	1990	3	6190	N	N	6750 28TH AVE S
004	785700	1914	09/17/04	\$330,000	1220	900	7	1990	3	6802	N	N	6754 28TH AVE S
004	207010	0060	10/27/05	\$351,000	1230	0	7	1930	3	5271	N	N	4921 26TH AVE S
004	785700	1312	05/26/06	\$475,000	1240	900	7	1970	3	5500	N	N	2823 S RAYMOND ST
004	785700	1312	01/30/06	\$345,000	1240	900	7	1970	3	5500	N	N	2823 S RAYMOND ST
004	785700	3870	07/13/05	\$359,000	1240	840	7	1994	3	5000	N	N	6123 B 28TH AVE S
004	785700	2020	04/12/06	\$385,000	1250	1250	7	1965	3	8890	N	N	6790 28TH AVE S
004	789060	0150	06/15/05	\$285,000	1250	800	7	1957	3	4900	N	N	3114 S RAYMOND ST
004	274210	0106	10/20/04	\$310,000	1260	860	7	1995	3	6268	N	N	5210 30TH AVE S
004	274210	0260	11/29/06	\$295,000	1260	0	7	1965	3	7149	N	N	5015 30TH AVE S
004	417460	0345	10/19/05	\$374,500	1260	730	7	1960	3	6360	N	N	2407 S DAWSON ST
004	429970	0130	10/12/06	\$370,000	1260	820	7	1988	3	4561	N	N	6317 31ST AVE S
004	868530	0065	02/15/05	\$310,000	1260	500	7	1947	3	4634	N	N	2505 S AMERICUS ST
004	868530	0075	06/30/04	\$289,000	1260	700	7	1947	3	7787	N	N	2449 S COLUMBIAN WAY
004	541410	0280	10/27/05	\$314,000	1270	0	7	1985	4	3000	N	N	4726 30TH AVE S
004	541410	0280	02/18/05	\$219,964	1270	0	7	1985	4	3000	N	N	4726 30TH AVE S
004	087700	0155	10/26/06	\$428,000	1280	860	7	1991	3	4826	N	N	6306 SHAFFER AVE S
004	333300	1880	09/22/05	\$295,000	1280	480	7	1969	3	8844	N	N	3211 S GRAHAM ST
004	367740	0030	09/07/06	\$553,000	1280	400	7	1929	3	6000	N	N	2324 CHEASTY BLVD S
004	549120	0140	07/24/06	\$375,000	1280	600	7	1974	3	6000	N	N	5440 26TH AVE S
004	785700	1527	01/22/04	\$330,000	1290	860	7	1997	3	5646	N	N	6418 SHAFFER AVE S
004	274210	0133	11/17/05	\$356,000	1300	1040	7	1967	3	6038	N	N	2912 S BENNETT ST
004	428740	0040	04/24/06	\$390,000	1300	630	7	1954	3	6450	N	N	2629 S MORGAN ST
004	212404	9233	05/24/04	\$258,000	1330	0	7	1977	3	9600	N	N	5004 30TH AVE S
004	612650	0050	08/02/06	\$399,000	1330	800	7	1969	3	7657	Y	N	2823 S BATEMAN ST
004	612650	0050	04/09/04	\$270,000	1330	800	7	1969	3	7657	Y	N	2823 S BATEMAN ST
004	941840	0295	04/20/04	\$250,000	1340	580	7	1957	3	6720	N	N	6038 32ND AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	143820	0060	04/15/04	\$257,500	1350	810	7	1964	3	6000	N	N	6304 33RD AVE S
004	785700	0425	05/24/06	\$485,000	1370	0	7	1957	3	23550	N	N	5535 30TH AVE S
004	785700	2016	11/01/06	\$375,000	1370	1190	7	1962	3	7649	N	N	2822 S FRONTENAC ST
004	785700	1540	01/27/05	\$230,000	1380	0	7	1953	2	5000	N	N	2918 S MORGAN ST
004	333300	1792	10/05/04	\$275,000	1390	910	7	1984	3	7623	N	N	3341 A S GRAHAM ST
004	417460	0225	08/12/05	\$365,000	1400	220	7	1942	3	5700	N	N	2614 S HUDSON ST
004	529520	0045	08/23/05	\$303,000	1400	0	7	1995	3	3060	N	N	2835 S ALASKA PL
004	367740	0505	06/10/04	\$288,000	1420	0	7	1920	3	3928	N	N	5304 BEACON AVE S
004	333300	2271	05/23/06	\$518,000	1440	1400	7	1958	4	7160	N	N	6526 33RD AVE S
004	333300	2581	10/20/04	\$208,620	1440	0	7	1998	3	4560	N	N	6533 38TH AVE S
004	710710	0015	09/14/04	\$390,000	1440	970	7	2004	3	3800	N	N	5212 32ND AVE S
004	082900	0065	12/28/05	\$248,000	1480	0	7	1903	3	7540	N	N	5943 29TH AVE S
004	166250	0090	09/07/05	\$240,000	1480	0	7	1953	3	7517	N	N	6739 38TH AVE S
004	082900	0105	09/29/06	\$290,000	1500	0	7	1955	3	8510	N	N	5943 SHAFFER AVE S
004	175670	0100	10/30/06	\$480,000	1500	0	7	1913	4	3300	N	N	3104 S FERDINAND ST
004	417460	0083	10/31/06	\$600,000	1560	1050	7	1990	3	8505	Y	N	2460 S FERDINAND ST
004	785700	3826	11/08/05	\$425,000	1580	1250	7	1992	3	5060	N	N	2546 B S GRAHAM ST
004	329570	0065	07/11/05	\$550,000	1620	0	7	1927	3	4973	N	N	4816 27TH AVE S
004	367740	0445	05/12/06	\$395,000	1620	0	7	1947	3	5280	N	N	4921 24TH AVE S
004	367740	0445	09/19/05	\$351,500	1620	0	7	1947	3	5280	N	N	4921 24TH AVE S
004	785700	3880	04/26/06	\$344,000	1630	0	7	1993	3	5000	N	N	2570 S GRAHAM ST
004	274210	0139	12/27/05	\$528,000	1640	1000	7	1988	3	6694	N	N	5214 28TH AVE S
004	207010	0095	05/21/04	\$318,000	1650	380	7	1941	3	5750	N	N	4916 26TH AVE S
004	670680	0010	02/17/06	\$338,000	1720	0	7	1983	3	7480	N	N	6530 32ND AVE S
004	367740	0450	08/10/05	\$375,000	1760	0	7	1947	3	5000	N	N	4917 24TH AVE S
004	785700	4250	06/29/06	\$335,000	1760	0	7	1930	3	10300	N	N	2623 S WARSAW ST
004	333300	2151	11/22/05	\$470,000	1820	140	7	1957	3	17771	N	N	3563 S MORGAN ST
004	529520	0155	12/11/06	\$335,000	1820	0	7	1999	3	3060	N	N	2835 A S ALASKA PL
004	529520	0160	03/08/06	\$347,500	1820	0	7	1999	3	3060	N	N	2837 S ALASKA PL
004	333300	2420	06/29/05	\$470,000	1880	940	7	1913	4	10630	N	N	3332 S HOLLY ST
004	333300	2430	10/23/06	\$375,000	1920	0	7	1988	3	7140	N	N	3500 S HOLLY ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	333300	2430	08/09/05	\$350,000	1920	0	7	1988	3	7140	N	N	3500 S HOLLY ST
004	785700	3925	12/12/06	\$440,000	2100	0	7	2003	3	4000	N	N	2550 S EDDY ST
004	785700	3906	12/21/06	\$385,000	2140	0	7	1928	3	5355	N	N	2555 S GRAHAM ST
004	333300	1870	11/17/06	\$547,950	2200	0	7	1912	3	7763	N	N	3219 S GRAHAM ST
004	789060	0126	06/25/05	\$373,888	2240	0	7	1999	3	6000	N	N	5941 32ND AVE S
004	505330	0025	07/19/06	\$415,000	2330	0	7	1949	3	6351	N	N	6603 28TH AVE S
004	367740	0540	10/13/05	\$436,000	2360	590	7	1931	3	7630	N	N	5334 BEACON AVE S
004	212404	9014	10/15/04	\$475,000	2500	800	7	1980	3	13496	Y	N	2904 S HUDSON ST
004	417460	0105	09/22/05	\$415,000	2540	400	7	1953	3	9000	N	N	2615 S EDMUNDS ST
004	429970	0050	10/08/04	\$380,000	2770	0	7	1995	3	6000	N	N	6325 32ND AVE S
004	439520	0040	08/07/06	\$443,000	1170	890	8	1952	3	5023	N	N	2708 S DAWSON ST
004	367740	0230	05/24/06	\$395,000	1180	0	8	1946	3	4800	N	N	4899 24TH AVE S
004	262165	0050	04/08/04	\$320,000	1200	880	8	2003	3	6300	N	N	6601 36TH AVE S
004	417460	0240	08/18/06	\$375,000	1270	650	8	1949	3	7126	N	N	5003 25TH AVE S
004	549120	0160	02/15/05	\$325,000	1270	960	8	1968	3	6000	N	N	5508 26TH AVE S
004	262165	0040	11/16/04	\$369,900	1330	1000	8	2004	3	5250	N	N	6605 36TH AVE S
004	663440	0010	10/15/04	\$322,000	1350	920	8	1986	3	5200	N	N	2534 S BRANDON CT
004	785700	1203	06/27/05	\$396,000	1370	760	8	2004	3	4861	N	N	5908 SHAFFER AVE S
004	785700	1207	06/06/05	\$393,750	1370	760	8	2004	3	4861	N	N	5912 SHAFFER AVE S
004	785700	1209	03/01/05	\$378,000	1370	760	8	2004	3	4861	N	N	5918 SHAFFER AVE S
004	785700	1211	06/14/05	\$413,550	1370	760	8	2004	3	4861	N	N	5922 SHAFFER AVE S
004	785700	1213	06/24/05	\$413,000	1370	760	8	2004	3	4861	N	N	5928 SHAFFER AVE S
004	941840	0325	07/30/04	\$395,000	1380	1070	8	2004	3	7616	N	N	6006 32ND AVE S
004	417460	0264	06/24/04	\$360,000	1430	300	8	1953	3	5481	N	N	5011 27TH AVE S
004	789060	0025	12/17/04	\$381,870	1450	770	8	2004	3	5029	N	N	5957 30TH AVE S
004	789060	0070	12/03/04	\$384,750	1460	770	8	2004	3	4621	N	N	5956 30TH AVE S
004	262165	0030	06/13/05	\$350,000	1480	890	8	2004	3	5180	N	N	6611 36TH AVE S
004	367740	0160	03/05/04	\$377,000	1520	970	8	2003	3	4925	N	N	2416 S COLUMBIAN WAY
004	417460	0075	12/29/05	\$690,000	1540	1540	8	1941	3	19520	Y	N	2470 S FERDINAND ST
004	439520	0011	07/21/04	\$291,500	1640	0	8	1949	3	7875	N	N	5009 28TH AVE S
004	212404	9015	08/19/05	\$500,000	1650	1250	8	1979	4	9505	Y	N	2816 S HUDSON ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	367740	0575	09/10/04	\$345,000	1870	510	8	1947	3	7950	N	N	2403 S FERDINAND ST
004	785700	3953	07/08/05	\$431,000	1940	0	8	1997	3	5414	N	N	2539 S GRAHAM ST
004	262165	0070	06/19/06	\$535,000	2120	800	8	2003	3	5250	N	N	6604 36TH AVE S
004	367740	0398	06/29/05	\$378,000	2150	0	8	1998	3	4600	N	N	5039 24TH AVE S
004	663440	0130	08/29/05	\$470,000	2170	1110	8	1992	3	5152	Y	N	5412 25TH AVE S
004	739440	0010	08/23/05	\$415,600	2170	0	8	1996	4	5136	Y	N	5421 30TH AVE S
004	785700	3611	06/23/05	\$410,000	2180	0	8	1995	3	5000	N	N	2469 S SPENCER ST
004	212404	9082	02/25/04	\$302,000	2200	0	8	1989	3	7320	Y	N	4811 29TH AVE S
004	087700	0020	11/29/04	\$339,000	2220	0	8	2004	3	4800	N	N	6312 28TH AVE S
004	785700	3325	01/21/05	\$400,000	2310	0	8	2004	3	4627	N	N	5925 28TH AVE S
004	785700	3330	02/25/05	\$404,000	2310	0	8	2004	3	4627	N	N	5931 28TH AVE S
004	785700	0610	03/21/06	\$455,000	2330	0	8	2003	3	5165	N	N	2520 A S ORCAS ST
004	743900	0025	10/11/04	\$414,000	2340	500	8	1989	3	5355	Y	N	5425 25TH AVE S
004	739440	0125	09/17/04	\$491,158	2380	860	8	1992	3	4000	N	N	5418 31ST AVE S
004	262165	0060	06/09/04	\$398,950	2420	800	8	2004	3	5500	N	N	6600 36TH AVE S
004	786650	0205	10/13/04	\$429,000	2420	710	8	2004	3	8981	N	N	5529 WINSTON AVE S
004	222404	9012	04/27/05	\$435,000	2440	0	8	2003	3	7059	N	N	5925 33RD AVE S
004	785700	1500	12/21/06	\$514,000	2470	0	8	1999	3	5610	N	N	6407 SHAFFER AVE S
004	785700	1201	03/30/06	\$480,000	2480	100	8	2005	3	5044	N	N	3001 S JUNEAU ST
004	171190	0055	08/12/05	\$400,000	2510	600	8	2005	3	3750	N	N	5312 31ST AVE S
004	171190	0050	05/10/06	\$490,000	2512	600	8	2006	3	4090	N	N	5316 31ST AVE S
004	417460	0228	05/19/04	\$334,000	1370	1000	9	1953	3	7467	N	N	5035 25TH AVE S
004	262165	0080	10/16/06	\$615,000	2230	990	9	2005	3	6090	N	N	6608 36TH AVE S
004	785700	1205	07/24/06	\$460,000	2480	100	9	2005	3	5045	N	N	3007 S JUNEAU ST
004	785700	3347	11/21/05	\$440,000	2310	0	10	2004	3	5216	N	N	5907 28TH AVE S
004	417460	0287	01/24/06	\$650,000	2320	440	10	2005	3	8155	N	N	5233 28TH AVE S
004	417460	0289	04/01/05	\$650,000	2540	700	10	2004	3	8580	N	N	5239 28TH AVE S
006	733840	0190	03/16/06	\$199,950	420	0	5	1950	3	2312	N	N	7708 35TH AVE S
006	733840	0190	05/13/04	\$160,000	420	0	5	1950	3	2312	N	N	7708 35TH AVE S
006	060300	1510	03/07/05	\$158,000	640	0	5	1934	3	5930	N	N	9429 CARKEEK DR S
006	060300	0370	10/31/06	\$214,300	590	0	6	1941	3	4500	N	N	9221 38TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	060300	0630	11/17/04	\$174,000	630	0	6	1926	3	4000	N	N	9406 38TH AVE S
006	789630	0171	12/11/06	\$265,000	630	0	6	1942	3	6034	N	N	9241 37TH AVE S
006	060300	1465	08/14/06	\$282,500	640	0	6	1925	3	5500	N	N	9334 39TH AVE S
006	713980	0041	03/15/06	\$269,000	680	340	6	1923	3	5363	N	N	3712 S THISTLE ST
006	060300	0240	11/11/05	\$270,000	700	0	6	1932	4	5000	N	N	9202 37TH AVE S
006	060300	1145	08/01/06	\$269,000	700	140	6	1919	3	4800	Y	N	9014 39TH AVE S
006	810190	0315	02/02/05	\$217,000	720	720	6	1955	3	7500	N	N	3709 S PILGRIM ST
006	060300	0954	03/07/05	\$219,500	760	0	6	1946	3	5000	N	N	8824 38TH AVE S
006	060300	0820	11/23/05	\$265,000	770	80	6	1928	3	4000	N	N	9231 39TH AVE S
006	724350	0070	11/09/06	\$270,000	770	360	6	1955	3	4640	Y	N	8406 BEACON AVE S
006	060300	1055	06/01/05	\$235,000	800	100	6	1927	3	4000	N	N	8829 39TH AVE S
006	810190	0516	06/14/05	\$180,000	800	0	6	1954	3	7772	N	N	3702 S PERRY ST
006	060300	1700	05/27/04	\$184,000	810	0	6	1915	3	4000	N	N	9412 39TH AVE S
006	060300	1400	03/15/06	\$335,000	820	0	6	1925	3	4400	N	N	9246 39TH AVE S
006	060300	1400	08/22/05	\$192,000	820	0	6	1925	3	4400	N	N	9246 39TH AVE S
006	804860	0045	05/23/06	\$295,000	820	360	6	1947	3	4468	N	N	8653 38TH AVE S
006	303120	0180	04/25/06	\$285,500	860	0	6	1928	3	8906	N	N	7342 33RD AVE S
006	303120	0185	10/17/05	\$205,000	860	0	6	1947	3	11641	N	N	7350 33RD AVE S
006	724350	0015	12/13/05	\$339,000	860	370	6	1923	3	5472	Y	N	8034 BEACON AVE S
006	724350	0015	01/28/05	\$282,500	860	370	6	1923	3	5472	Y	N	8034 BEACON AVE S
006	804860	0075	11/04/05	\$243,000	860	0	6	1952	3	4468	N	N	8630 38TH AVE S
006	804860	0075	06/28/05	\$214,500	860	0	6	1952	3	4468	N	N	8630 38TH AVE S
006	060300	0486	12/15/05	\$320,000	870	600	6	1951	3	6000	N	N	9325 38TH AVE S
006	272404	9070	11/14/06	\$319,000	900	100	6	1930	3	5206	N	N	3524 S CHICAGO ST
006	400600	0363	11/26/04	\$180,000	900	0	6	1922	3	9622	N	N	3944 S ELMGROVE ST
006	060300	0765	07/22/05	\$241,100	920	0	6	1941	3	8000	N	N	9228 38TH AVE S
006	303120	0246	09/29/05	\$252,000	920	0	6	1952	3	4380	N	N	3211 S OTHELLO ST
006	733840	0306	07/25/05	\$200,000	920	0	6	1945	3	4350	N	N	7812 BEACON AVE S
006	789630	0061	12/23/05	\$225,000	920	0	6	1947	3	6034	N	N	9027 37TH AVE S
006	810190	0065	09/21/06	\$316,500	970	190	6	1940	3	5973	N	N	3744 S BURNS ST
006	789630	0660	10/16/06	\$375,000	990	410	6	1950	3	20168	Y	N	9217 36TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
006	060300	0850	02/27/04	\$220,000	1020	0	6	1921	3	4200	N	N	9207 39TH AVE S
006	272404	9178	04/20/04	\$275,000	1030	410	6	1926	3	10640	N	N	3541 S CHICAGO ST
006	060300	0675	12/24/05	\$275,000	1040	0	6	1937	3	5352	N	N	9439 39TH AVE S
006	400600	0190	12/27/06	\$300,000	1040	0	6	1942	3	6796	N	N	8608 42ND AVE S
006	733840	0191	09/03/04	\$242,000	1060	500	6	1949	3	3010	N	N	3505 S PORTLAND ST
006	272404	9061	04/27/05	\$314,950	1190	450	6	1922	3	5001	N	N	3523 S CHICAGO ST
006	810190	0020	05/16/06	\$425,000	1240	270	6	1930	3	12000	N	N	4010 S BURNS ST
006	383960	0020	10/23/06	\$349,950	1270	0	6	1913	3	5844	Y	N	8327 36TH AVE S
006	400600	0231	07/08/05	\$250,000	1330	0	6	1924	3	11344	N	N	8401 MARTIN LUTHER KING JR WAY S
006	060300	0095	08/29/06	\$297,000	1350	0	6	1952	3	3761	N	N	8915 BEACON AVE S
006	060300	2010	03/27/06	\$245,000	1510	0	6	1913	3	4400	N	N	8825 41ST AVE S
006	400600	0547	08/08/05	\$315,000	1880	0	6	1990	3	8800	N	N	8411 39TH AVE S
006	789630	0170	11/07/06	\$256,000	790	0	7	1952	3	6034	N	N	9231 37TH AVE S
006	060300	1526	03/14/05	\$205,000	820	0	7	1952	3	9486	N	N	9414 HARADEN PL S
006	400600	0432	01/22/04	\$171,000	830	0	7	1965	3	5775	N	N	3901 S THISTLE ST
006	400310	0050	04/05/05	\$202,500	850	0	7	1970	3	5030	N	N	8417 38TH AVE S
006	789630	0052	09/15/04	\$215,000	850	0	7	1952	3	6250	N	N	9018 36TH AVE S
006	400310	0030	06/19/06	\$261,000	870	0	7	1970	3	5350	N	N	8420 38TH AVE S
006	512900	0007	10/27/04	\$225,000	890	230	7	1952	3	4537	N	N	2889 S MYRTLE ST
006	342404	9118	08/30/05	\$295,000	900	280	7	1964	3	8930	N	N	3619 S CLOVERDALE ST
006	400600	0508	09/25/05	\$270,000	900	390	7	1954	3	5594	N	N	3802 S CLOVERDALE ST
006	060300	1455	07/05/06	\$250,000	950	780	7	1988	3	5500	N	N	9328 39TH AVE S
006	060300	0245	06/10/04	\$249,000	960	230	7	1957	3	4000	N	N	9206 37TH AVE S
006	400600	0459	07/09/04	\$178,000	970	0	7	1968	3	7523	N	N	3923 S SULLIVAN ST
006	804860	0050	06/01/06	\$320,000	970	970	7	1959	3	4468	N	N	8649 38TH AVE S
006	724350	0105	06/08/06	\$345,000	990	600	7	1954	3	5954	Y	N	8438 BEACON AVE S
006	724350	0110	08/02/04	\$249,000	990	600	7	1954	3	5650	Y	N	8442 BEACON AVE S
006	303120	0101	05/04/06	\$395,000	1010	400	7	1965	3	5400	N	N	7222 33RD AVE S
006	303120	0101	06/14/04	\$230,000	1010	400	7	1965	3	5400	N	N	7222 33RD AVE S
006	400600	0425	11/11/04	\$255,000	1010	500	7	1966	3	5447	N	N	3931 S THISTLE ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
006	400600	0435	04/14/05	\$265,000	1010	500	7	1966	3	5447	N	N	3927 S THISTLE ST
006	724350	0090	09/16/04	\$245,000	1020	400	7	1963	3	4484	Y	N	8422 BEACON AVE S
006	272404	9113	08/30/04	\$295,000	1030	0	7	1947	3	7680	N	N	3532 S KENYON ST
006	400600	0369	04/17/06	\$305,100	1030	730	7	1960	3	6368	Y	N	7944 39TH AVE S
006	733840	1475	08/15/06	\$369,950	1030	1030	7	1958	3	5000	N	N	3308 S HOLDEN ST
006	733840	1475	04/19/05	\$285,000	1030	1030	7	1958	3	5000	N	N	3308 S HOLDEN ST
006	789630	0051	10/20/04	\$217,000	1030	0	7	1951	3	6250	N	N	9012 36TH AVE S
006	400600	0463	12/18/04	\$260,000	1040	0	7	1953	3	10285	N	N	8621 42ND AVE S
006	400600	0464	07/15/04	\$226,450	1040	0	7	1953	3	9350	N	N	8617 42ND AVE S
006	810190	0185	06/26/06	\$379,500	1040	290	7	1952	3	6250	N	N	3937 S BURNS ST
006	810190	0495	12/30/05	\$310,000	1040	480	7	1997	3	7500	N	N	3732 S PERRY ST
006	060300	1445	08/13/05	\$283,500	1050	0	7	1925	3	4400	N	N	9324 39TH AVE S
006	733840	1530	05/09/05	\$280,000	1060	1060	7	1980	3	6700	Y	N	7600 BEACON AVE S
006	060300	0805	02/02/05	\$236,500	1070	0	7	1966	3	4000	N	N	9243 39TH AVE S
006	060300	1725	10/18/04	\$233,000	1070	0	7	1934	3	5800	N	N	9440 CARKEEK DR S
006	400600	0447	05/25/05	\$270,000	1080	390	7	1960	3	5500	N	N	3936 S CLOVERDALE ST
006	400600	0468	05/19/06	\$300,000	1090	0	7	1972	3	4700	N	N	3965 S CLOVERDALE ST
006	400600	0468	07/11/05	\$230,000	1090	0	7	1972	3	4700	N	N	3965 S CLOVERDALE ST
006	060300	0620	06/22/06	\$349,000	1100	510	7	1962	3	5000	N	N	9401 38TH AVE S
006	285380	0050	09/02/05	\$315,500	1110	800	7	1970	3	5378	N	N	3813 S SULLIVAN ST
006	400600	0510	08/07/06	\$348,000	1110	780	7	1965	3	5401	N	N	8448 37TH AVE S
006	400600	0445	06/09/06	\$315,000	1120	730	7	1960	3	5500	N	N	3942 S CLOVERDALE ST
006	400600	0585	10/08/04	\$315,000	1120	810	7	1996	3	5280	N	N	8417 39TH AVE S
006	383960	0015	04/18/06	\$275,000	1130	0	7	1961	3	5963	N	N	8311 37TH AVE S
006	060300	1555	08/31/05	\$270,000	1140	0	7	1942	3	9838	N	N	9341 CARKEEK DR S
006	342404	9137	08/13/05	\$260,000	1150	0	7	1970	3	5068	N	N	3535 S KENYON ST
006	733840	0265	10/04/04	\$235,000	1150	420	7	1959	3	5000	N	N	7806 BEACON AVE S
006	400600	0448	03/15/05	\$290,000	1160	420	7	1960	3	5500	N	N	3932 S CLOVERDALE ST
006	810190	0235	06/15/05	\$325,000	1160	500	7	1993	3	5875	N	N	3948 S PILGRIM ST
006	400600	0393	03/25/04	\$270,000	1164	400	7	1992	3	9174	N	N	3948 S THISTLE ST
006	713980	0035	01/18/05	\$272,500	1170	200	7	1958	3	5143	N	N	8354 37TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	785700	3036	09/26/05	\$360,000	1180	980	7	1958	3	8760	N	N	7133 32ND AVE S
006	789630	0122	01/26/06	\$365,000	1180	520	7	1987	3	5912	N	N	3604 S BARTON ST
006	789630	0122	06/25/04	\$275,000	1180	520	7	1987	3	5912	N	N	3604 S BARTON ST
006	400600	0452	10/21/04	\$237,000	1200	450	7	1962	3	5500	N	N	3926 S CLOVERDALE ST
006	785700	3031	07/22/05	\$380,000	1210	1160	7	1986	3	7066	N	N	7166 BEACON AVE S
006	789630	0190	03/01/05	\$339,000	1210	600	7	1967	3	7813	N	N	9250 36TH AVE S
006	060300	0325	02/06/04	\$210,000	1230	0	7	1966	3	4000	N	N	9247 38TH AVE S
006	383960	0031	11/16/04	\$290,000	1230	600	7	1960	3	6048	N	N	8342 36TH AVE S
006	060300	0939	06/05/06	\$339,500	1260	0	7	1976	3	5200	N	N	8810 38TH AVE S
006	383960	0033	11/29/05	\$365,000	1260	400	7	1960	3	5563	Y	N	3520 S THISTLE ST
006	060300	1103	05/05/05	\$256,000	1280	0	7	1962	3	9600	Y	N	8810 39TH AVE S
006	060300	1494	08/08/06	\$321,600	1290	0	7	1951	3	5000	N	N	9344 39TH AVE S
006	400600	0427	12/13/05	\$320,000	1300	760	7	1967	3	5840	N	N	3922 S SULLIVAN ST
006	785700	3120	05/30/06	\$355,000	1300	370	7	1952	3	3736	N	N	7301 32ND AVE S
006	884240	0035	10/22/04	\$175,500	1300	0	7	1960	3	8456	N	N	3714 S KENYON ST
006	810190	0415	12/15/04	\$283,500	1310	950	7	1968	3	7200	N	N	9670 41ST AVE S
006	789630	0162	09/11/06	\$293,980	1320	0	7	1955	3	6250	N	N	9224 36TH AVE S
006	868550	0255	03/30/06	\$383,000	1320	500	7	1959	3	5880	N	N	3529 S PORTLAND ST
006	868550	0260	07/15/05	\$307,000	1340	400	7	1960	3	5880	N	N	3533 S PORTLAND ST
006	060300	0890	04/01/05	\$239,000	1350	0	7	1950	3	6000	N	N	9024 38TH AVE S
006	868550	0215	07/13/05	\$299,100	1350	0	7	1958	3	5600	N	N	3539 S HOLDEN ST
006	400600	0469	03/15/06	\$295,000	1370	0	7	1957	3	9937	N	N	8627 42ND AVE S
006	060300	1085	06/10/05	\$280,000	1390	720	7	1991	3	4000	N	N	8807 39TH AVE S
006	724350	0020	07/01/04	\$265,000	1390	500	7	1951	3	5433	Y	N	8040 BEACON AVE S
006	733840	0095	10/21/05	\$284,000	1390	600	7	1918	3	5000	N	N	7706 35TH AVE S
006	810190	0295	05/27/05	\$310,000	1390	720	7	1991	3	7425	N	N	3712 S PILGRIM ST
006	400600	0563	10/28/05	\$460,000	1394	894	7	2003	3	5115	N	N	8315 39TH AVE S
006	383960	0052	10/06/06	\$450,000	1430	600	7	1977	3	7706	N	N	8454 36TH AVE S
006	383960	0052	10/27/04	\$303,600	1430	600	7	1977	3	7706	N	N	8454 36TH AVE S
006	400600	0470	10/11/04	\$237,000	1440	0	7	1957	3	8976	N	N	8613 42ND AVE S
006	272404	9131	01/19/06	\$349,950	1460	1460	7	1957	4	7432	N	N	3524 S WEBSTER ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	789630	0102	04/07/05	\$310,200	1460	700	7	1966	3	4827	N	N	9053 37TH AVE S
006	060300	0685	08/11/05	\$320,008	1460	0	7	2000	3	4000	N	N	9431 39TH AVE S
006	303120	0055	02/06/06	\$215,000	1480	0	7	1932	3	8906	N	N	7235 33RD AVE S
006	733840	0255	08/03/05	\$310,000	1500	0	7	1953	4	5000	N	N	3515 S CHICAGO ST
006	810190	0175	04/26/05	\$295,000	1520	0	7	1952	3	6250	N	N	3929 S BURNS ST
006	000740	0107	12/28/05	\$355,000	1560	600	7	1941	3	9037	Y	N	8332 BEACON AVE S
006	383960	0070	04/26/05	\$297,500	1560	0	7	1961	3	7700	N	N	8455 37TH AVE S
006	810190	0040	04/08/04	\$268,000	1560	170	7	1948	3	5900	N	N	9605 40TH AVE S
006	810190	0190	11/02/06	\$425,000	1700	0	7	1930	3	6250	N	N	4003 S BURNS ST
006	810190	0190	02/28/06	\$338,950	1700	0	7	1930	3	6250	N	N	4003 S BURNS ST
006	400600	0486	04/14/06	\$465,000	1730	660	7	2003	3	7794	N	N	3925 E S CLOVERDALE ST
006	789730	0020	04/13/05	\$411,950	1880	880	7	2004	3	14184	N	N	9053 36TH AVE S
006	400600	0418	04/29/04	\$304,500	1940	0	7	1999	3	5794	N	N	3937 S THISTLE ST
006	884240	0010	01/13/04	\$245,000	1977	0	7	1956	2	5467	N	N	7718 37TH AVE S
006	060300	0790	05/09/05	\$380,000	2030	900	7	1999	3	5000	N	N	3802 S BENEFIT ST
006	400600	0406	02/14/05	\$399,950	2360	0	7	2004	3	5031	N	N	8340 39TH AVE S
006	400600	0412	01/21/05	\$407,655	2360	0	7	2004	3	5031	N	N	3902 S THISTLE ST
006	400600	0414	03/23/05	\$396,000	2360	0	7	2004	3	5031	N	N	8336 39TH AVE S
006	400600	0416	03/30/05	\$399,000	2360	0	7	2004	3	5031	N	N	8332 39TH AVE S
006	060300	1010	10/05/04	\$388,000	2360	0	7	2004	3	4000	N	N	9019 30TH AVE S
006	060300	0650	10/25/04	\$310,000	2440	0	7	1999	3	4000	N	N	9422 38TH AVE S
006	400600	0494	11/15/04	\$350,000	2590	360	7	2003	3	6110	N	N	3925 B S CLOVERDALE ST
006	789630	0674	05/09/06	\$408,000	2770	0	7	2003	3	7993	N	N	9039 36TH AVE S
006	060300	2027	02/03/05	\$368,050	1090	670	8	2005	3	4400	N	N	8811 41ST AVE S
006	272404	9205	06/06/06	\$428,000	1120	600	8	1999	3	5883	N	N	7230 35TH AVE S
006	342404	9126	05/30/06	\$415,000	1160	900	8	2005	3	11090	Y	N	8616 BEACON AVE S
006	272404	9215	05/12/05	\$399,950	1310	1000	8	2005	3	6606	N	N	3518 S WEBSTER ST
006	810190	0518	05/12/06	\$330,000	1340	800	8	1998	3	7500	N	N	3707 S PERRY ST
006	303120	0200	07/26/04	\$365,000	1370	930	8	2004	3	5624	N	N	7353 35TH AVE S
006	272404	9212	03/15/05	\$409,000	1410	950	8	2005	3	5320	N	N	3526 S WEBSTER ST
006	272404	9213	04/08/05	\$409,950	1410	950	8	2005	3	5000	N	N	3522 S WEBSTER ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	272404	9214	03/30/05	\$409,950	1410	950	8	2005	3	5643	N	N	3520 S WEBSTER ST
006	713980	0127	08/10/05	\$443,950	1430	980	8	2005	3	7742	N	N	8349 39TH AVE S
006	884240	0020	05/12/06	\$505,000	1440	1010	8	2006	3	5130	N	N	7752 37TH AVE S
006	060300	0901	03/11/05	\$340,000	1590	430	8	1953	3	10700	N	N	9025 BEACON AVE S
006	810190	0155	08/17/05	\$349,950	1620	0	8	1931	3	6250	N	N	3909 S BURNS ST
006	400600	0383	05/02/05	\$375,000	1700	700	8	2004	3	9834	Y	N	7966 39TH AVE S
006	383960	0076	03/22/05	\$266,000	1730	670	8	2001	3	6325	Y	N	8434 36TH AVE S
006	789730	0007	04/15/05	\$321,000	2200	0	8	1999	3	7592	N	N	9205 36TH AVE S
007	524880	0715	02/02/05	\$265,000	880	0	4	1926	3	4000	N	N	5562 22ND AVE S
007	524880	0715	07/16/04	\$200,000	880	0	4	1926	3	4000	N	N	5562 22ND AVE S
007	055500	0294	04/01/05	\$168,000	400	0	5	1950	3	4750	N	N	2205 S EDDY ST
007	524880	0545	08/26/04	\$194,750	740	0	5	1932	3	4000	N	N	5573 22ND AVE S
007	055500	0064	08/18/05	\$266,000	600	0	6	1920	4	9075	N	N	2306 S EDDY ST
007	524880	0490	11/01/05	\$248,000	620	0	6	1925	3	4000	N	N	5538 21ST AVE S
007	524880	0755	03/15/06	\$220,000	620	0	6	1953	3	4000	N	N	5557 23RD AVE S
007	060000	0550	11/23/04	\$365,000	630	320	6	1930	3	17612	N	N	1731 S ANGELINE ST
007	785700	3710	12/12/05	\$265,000	640	0	6	1948	3	7920	N	N	6008 24TH AVE S
007	785700	3710	09/14/04	\$160,000	640	0	6	1948	3	7920	N	N	6008 24TH AVE S
007	212404	9146	12/21/05	\$298,500	650	0	6	1923	3	5407	N	N	5427 BEACON AVE S
007	167340	0090	05/27/04	\$186,000	660	540	6	1930	3	5200	N	N	8438 34TH AVE S
007	944830	0031	10/26/04	\$256,350	660	660	6	1919	3	8450	N	N	1516 S DAWSON ST
007	754980	1725	08/29/06	\$325,000	670	0	6	1924	3	6720	N	N	5525 17TH AVE S
007	754980	1760	09/27/05	\$212,000	670	0	6	1918	3	8960	N	N	5507 17TH AVE S
007	088600	0090	06/29/06	\$272,000	700	0	6	1943	3	7457	N	N	7520 MILITARY RD S
007	088600	0090	06/07/04	\$210,000	700	0	6	1943	3	7457	N	N	7520 MILITARY RD S
007	175370	0565	03/08/04	\$208,000	720	150	6	1940	3	5000	N	N	2440 S WARSAW ST
007	524880	0290	05/11/04	\$250,000	720	670	6	1942	3	4000	N	N	5532 20TH AVE S
007	524880	0475	09/21/06	\$297,500	720	0	6	1919	3	4000	N	N	5520 21ST AVE S
007	733840	1231	10/18/05	\$210,000	720	0	6	1954	3	5000	N	N	7712 32ND AVE S
007	754980	1150	05/03/04	\$208,000	740	0	6	1925	4	5600	N	N	5558 18TH AVE S
007	373280	0287	04/15/04	\$249,950	740	300	6	1906	4	7263	N	N	1554 17TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	367790	0085	11/02/04	\$225,000	770	0	6	1944	3	6075	N	N	2012 S COLUMBIAN WAY
007	524880	0525	03/22/05	\$289,000	770	600	6	1955	3	4000	N	N	5562 21ST AVE S
007	373280	0256	09/16/05	\$330,000	780	100	6	1938	3	8225	N	N	1527 S SHELTON ST
007	754980	1670	02/26/04	\$208,000	780	0	6	1942	3	4480	N	N	5567 17TH AVE S
007	754980	1990	04/27/04	\$209,500	780	0	6	1949	3	4860	N	N	5551 16TH AVE S
007	789630	0011	03/28/05	\$227,000	780	0	6	1947	3	5400	N	N	8681 BEACON AVE S
007	524880	0650	02/23/05	\$227,000	790	0	6	1923	3	4000	N	N	5510 22ND AVE S
007	754980	1450	06/28/06	\$278,000	790	0	6	1911	4	6720	N	N	5553 18TH AVE S
007	754980	1450	05/27/05	\$239,600	790	0	6	1911	4	6720	N	N	5553 18TH AVE S
007	524880	0360	04/11/05	\$183,000	800	0	6	1942	3	4000	N	N	5565 21ST AVE S
007	754980	1110	08/22/06	\$328,000	800	0	6	1910	3	6720	N	N	5532 18TH AVE S
007	305860	0080	10/30/06	\$230,000	820	0	6	1928	3	5814	N	N	6420 23RD AVE S
007	524880	0535	06/12/06	\$223,000	820	0	6	1929	2	4000	N	N	5570 21ST AVE S
007	175370	0150	06/17/04	\$190,000	830	400	6	1930	3	4200	N	N	2415 S WARSAW ST
007	944830	0147	07/15/05	\$300,000	830	360	6	1916	5	2460	N	N	1505 S DAWSON ST
007	524880	0440	06/12/06	\$257,500	840	0	6	1942	3	4000	N	N	5507 21ST AVE S
007	524880	0665	07/13/06	\$330,000	840	0	6	1950	3	4000	N	N	5522 22ND AVE S
007	088600	0110	05/19/06	\$299,950	860	290	6	1943	3	7103	N	N	2931 S WEBSTER ST
007	754980	0150	07/28/06	\$265,000	860	0	6	1926	3	6120	N	N	1620 S BENNETT ST
007	754980	1310	03/28/05	\$229,950	860	0	6	1921	3	5600	N	N	5508 17TH AVE S
007	000180	0086	08/22/05	\$282,500	880	0	6	1936	3	5830	N	N	1717 S SNOQUALMIE ST
007	171490	0080	05/22/06	\$330,000	880	140	6	1908	4	3245	N	N	5800 17TH AVE S
007	944830	0026	09/10/04	\$265,000	880	0	6	1938	3	4200	N	N	5122 15TH AVE S
007	212404	9113	07/18/05	\$365,000	910	0	6	1928	3	7400	N	N	2359 1/2 S RAYMOND ST
007	754980	1710	12/22/06	\$385,000	910	910	6	1922	3	3360	N	N	5541 17TH AVE S
007	305860	0050	08/12/06	\$247,500	920	0	6	1900	3	5850	N	N	6444 23RD AVE S
007	171490	0445	03/08/04	\$245,000	950	600	6	1918	3	6960	N	N	5918 19TH AVE S
007	282210	0085	02/17/05	\$218,000	960	0	6	1942	3	4850	N	N	6015 24TH AVE S
007	733840	1140	08/01/05	\$298,000	960	110	6	1939	3	4500	N	N	3221 S PORTLAND ST
007	733840	1340	01/15/04	\$213,000	960	0	6	1971	3	5850	N	N	3225 S HOLDEN ST
007	212404	9197	05/18/06	\$235,000	990	0	6	1937	3	5500	N	N	6030 1/2 21ST AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	785700	3755	07/25/05	\$312,000	990	140	6	1925	3	4401	N	N	6017 BEACON AVE S
007	171490	0047	03/29/04	\$229,000	1000	0	6	1947	3	5445	N	N	5831 17TH AVE S
007	754980	1415	08/16/06	\$280,000	1010	0	6	1902	3	5040	N	N	1708 S ORCAS ST
007	055500	0075	10/14/04	\$269,000	1020	0	6	1919	4	5012	N	N	2210 S EDDY ST
007	524880	0765	06/07/04	\$225,000	1050	0	6	1950	3	4000	N	N	5549 23RD AVE S
007	212404	9154	04/04/05	\$280,000	1060	0	6	1908	3	6726	N	N	5903 24TH AVE S
007	733840	0837	03/27/06	\$227,500	1060	0	6	1916	3	5635	N	N	7817 BEACON AVE S
007	733840	1880	12/28/04	\$230,000	1060	0	6	1940	3	7500	N	N	3043 S HOLDEN ST
007	373280	0380	04/28/04	\$298,000	1070	0	6	1938	4	5592	N	N	1560 S SHELTON ST
007	754980	1890	05/14/04	\$225,000	1070	600	6	1922	4	1673	N	N	5538 15TH AVE S
007	524880	0280	06/09/06	\$289,000	1090	0	6	1908	3	4000	N	N	5526 20TH AVE S
007	055500	0045	09/07/06	\$276,000	1150	450	6	1913	3	9097	N	N	2328 S EDDY ST
007	055500	0122	09/17/04	\$265,000	1160	0	6	1906	3	12087	N	N	2070 S EDDY ST
007	524880	0780	09/22/06	\$360,000	1170	0	6	1925	3	5000	N	N	5533 23RD AVE S
007	524880	0780	10/31/05	\$289,950	1170	0	6	1925	3	5000	N	N	5533 23RD AVE S
007	524880	0445	08/12/04	\$243,000	1180	0	6	1942	3	4600	N	N	5501 21ST AVE S
007	055500	0010	09/27/05	\$365,000	1190	440	6	1929	4	6045	N	N	6309 24TH AVE S
007	055500	0010	05/12/05	\$220,000	1190	440	6	1929	4	6045	N	N	6309 24TH AVE S
007	373280	0525	11/22/06	\$293,000	1190	220	6	1926	3	5015	N	N	4980 17TH AVE S
007	754980	0169	12/08/04	\$238,000	1190	0	6	1930	3	2600	N	N	5221 17TH AVE S
007	286110	0016	07/19/06	\$290,000	1240	0	6	1951	3	4200	N	N	2311 S BATEMAN ST
007	175370	0530	09/12/06	\$295,000	1250	0	6	1928	3	8800	N	N	2435 S MORGAN ST
007	324160	0145	06/17/05	\$298,000	1270	600	6	1959	3	6000	N	N	8812 36TH AVE S
007	286110	0046	12/27/06	\$351,500	1280	360	6	1951	4	4500	N	N	2302 S GRAHAM ST
007	305860	0005	02/22/06	\$275,000	1290	0	6	1942	3	5600	N	N	6435 23RD AVE S
007	733840	1800	11/30/04	\$265,000	1290	0	6	1930	3	7500	N	N	3056 S HOLDEN ST
007	733840	0430	12/14/06	\$287,000	1300	0	6	1922	3	6221	N	N	8001 BEACON AVE S
007	171490	0190	08/10/05	\$329,500	1310	290	6	1909	3	6720	N	N	5817 18TH AVE S
007	373280	0505	11/29/04	\$332,000	1370	620	6	1941	3	10710	N	N	1736 S PEARL ST
007	060000	0560	11/30/06	\$397,000	1400	0	6	1907	3	11053	N	N	1743 S ANGELINE ST
007	282210	0150	08/15/06	\$334,950	1840	0	6	1952	3	5820	N	N	6208 GOULD AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	770760	0050	07/18/06	\$335,000	1950	1180	6	1911	3	5326	N	N	6315 BEACON AVE S
007	770760	0050	12/02/04	\$269,888	1950	1180	6	1911	3	5326	N	N	6315 BEACON AVE S
007	733840	1905	11/17/05	\$290,500	615	835	7	1997	3	2500	N	N	3031 D S HOLDEN ST
007	733840	1915	04/08/04	\$223,000	615	835	7	1997	3	2500	N	N	3031 B S HOLDEN ST
007	524880	0040	09/13/05	\$293,500	740	0	7	1954	3	5000	N	N	5401 23RD AVE S
007	088600	0100	02/16/05	\$245,000	750	750	7	1943	3	7967	N	N	2921 S WEBSTER ST
007	170840	0285	10/14/05	\$271,000	750	0	7	1943	3	6650	N	N	4852 COLUMBIA DR S
007	324160	0026	06/01/04	\$179,950	770	0	7	1959	3	5000	N	N	8827 36TH AVE S
007	170840	0495	07/20/05	\$256,950	800	0	7	1941	3	5712	N	N	2154 S PEARL ST
007	170840	0690	02/12/04	\$189,000	800	0	7	1941	3	5225	N	N	2131 S PEARL ST
007	524880	0064	01/25/05	\$262,500	800	0	7	1948	3	4500	N	N	5420 21ST AVE S
007	770760	0045	12/15/05	\$450,000	800	350	7	1939	3	5010	N	N	6319 BEACON AVE S
007	170840	0700	02/15/05	\$262,500	810	230	7	1941	3	5130	N	N	2143 S PEARL ST
007	524880	0275	09/02/05	\$330,000	810	810	7	1930	4	4000	N	N	5522 20TH AVE S
007	733840	0580	05/20/05	\$255,000	820	590	7	2005	3	2500	N	N	3206 S MONROE ST
007	733840	1160	07/26/06	\$310,000	840	840	7	1964	3	5000	N	N	3211 S PORTLAND ST
007	754980	0075	10/26/05	\$305,000	860	0	7	1928	4	4590	N	N	1508 S BENNETT ST
007	789630	0750	10/24/06	\$425,000	860	240	7	1955	3	25563	N	N	9025 CECIL AVE S
007	170840	0170	02/04/05	\$245,000	890	0	7	1941	3	6489	N	N	4861 COLUMBIA DR S
007	170840	0760	09/09/05	\$278,000	890	290	7	1941	3	6195	N	N	5213 COLUMBIA DR S
007	170840	0955	05/17/06	\$325,000	890	0	7	1941	3	5760	N	N	2012 S BRANDON ST
007	170840	0320	02/12/06	\$260,000	900	0	7	1941	3	6495	N	N	4890 COLUMBIA DR S
007	170840	0450	07/22/05	\$239,500	900	0	7	1941	3	5225	N	N	2108 S PEARL ST
007	170840	0560	03/15/06	\$388,000	900	700	7	1941	3	6000	N	N	5403 COLUMBIA DR S
007	170840	0560	03/11/05	\$272,000	900	700	7	1941	3	6000	N	N	5403 COLUMBIA DR S
007	170840	0855	10/18/06	\$289,999	900	0	7	1941	3	5005	N	N	5221 21ST AVE S
007	170840	0940	03/15/05	\$262,000	900	0	7	1941	3	5225	N	N	2112 S BRANDON ST
007	373280	0440	11/21/06	\$400,500	900	420	7	1949	3	5525	N	N	4964 17TH AVE S
007	373280	0440	06/10/04	\$319,500	900	420	7	1949	3	5525	N	N	4964 17TH AVE S
007	000740	0040	07/21/06	\$330,000	930	0	7	1957	3	12438	N	N	3419 S DONOVAN ST
007	524880	0695	05/16/05	\$265,000	950	0	7	1971	3	4000	N	N	5546 22ND AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
007	060000	0291	06/23/04	\$230,000	980	800	7	1947	3	7660	N	N	1536 S FERDINAND ST
007	175370	0160	01/03/05	\$285,000	980	0	7	1954	3	5775	N	N	2409 S WARSAW ST
007	373280	0365	03/05/04	\$351,000	980	400	7	1938	3	11122	N	N	1536 S SHELTON ST
007	324160	0020	09/13/05	\$253,000	1000	0	7	1952	3	7800	N	N	8819 36TH AVE S
007	170840	0575	09/01/05	\$278,000	1010	0	7	1941	3	5910	N	N	2129 S BRANDON ST
007	170840	0735	03/09/05	\$249,950	1010	0	7	1941	3	5225	N	N	5214 COLUMBIA DR S
007	754980	0735	10/20/04	\$285,000	1010	300	7	1943	3	6720	N	N	5311 17TH AVE S
007	785700	3367	12/27/06	\$220,000	1010	140	7	1953	3	5007	N	N	5935 BEACON AVE S
007	000180	0136	07/13/04	\$197,500	1020	0	7	1952	3	4620	N	N	1735 S COLUMBIAN WAY
007	088600	0164	09/29/05	\$279,000	1020	780	7	1902	3	5376	N	N	7502 MILITARY RD S
007	186740	0130	12/28/06	\$360,000	1020	1010	7	1947	3	6372	N	N	2314 S ORCAS ST
007	212404	9189	11/14/05	\$417,000	1030	230	7	1951	3	6670	N	N	5925 24TH AVE S
007	060000	0558	12/02/04	\$335,000	1040	700	7	1950	3	10244	N	N	1737 S ANGELINE ST
007	733840	1630	12/19/05	\$260,000	1040	0	7	1941	3	7500	N	N	3045 S AUSTIN ST
007	754980	0168	07/06/06	\$417,000	1050	720	7	1925	4	4030	N	N	5223 17TH AVE S
007	733840	2150	06/14/06	\$430,000	1070	1030	7	1977	3	6400	N	N	3029 S PORTLAND ST
007	733840	0500	11/22/06	\$382,000	1080	840	7	1978	3	5000	N	N	3215 S MONROE ST
007	733840	1690	11/29/06	\$359,870	1080	1000	7	1953	3	7500	N	N	3019 S AUSTIN ST
007	167340	0070	03/21/06	\$310,000	1090	350	7	1938	3	6700	N	N	8454 34TH AVE S
007	524880	0265	05/22/06	\$300,000	1090	0	7	1970	3	4000	N	N	5514 20TH AVE S
007	170840	0050	04/05/06	\$368,200	1100	0	7	1941	3	5335	N	N	4843 20TH AVE S
007	170840	0805	09/16/05	\$290,000	1100	0	7	1941	3	5335	N	N	5218 21ST AVE S
007	186740	0010	12/21/05	\$340,600	1100	400	7	1947	3	5850	N	N	2316 S VERN CT
007	733840	2435	07/27/06	\$349,000	1110	830	7	1983	3	5000	N	N	3001 S CHICAGO ST
007	212404	9128	12/13/05	\$335,000	1120	200	7	1936	3	6150	N	N	5413 BEACON AVE S
007	785700	3450	06/09/05	\$322,000	1120	510	7	1952	3	6175	N	N	6011 BEACON AVE S
007	754980	1895	04/25/06	\$320,000	1120	490	7	2005	3	1561	N	N	5536 15TH AVE S
007	033900	0045	11/28/05	\$383,000	1140	880	7	1958	3	6924	N	N	2623 S AVON CREST PL
007	170840	0845	07/24/06	\$340,000	1140	0	7	1941	3	4924	N	N	5211 21ST AVE S
007	305860	0030	07/06/06	\$390,000	1140	400	7	1911	3	6255	N	N	2211 S EDDY ST
007	524880	0325	05/17/05	\$295,000	1140	0	7	1918	3	6000	N	N	5556 20TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
007	944830	0135	01/10/06	\$360,000	1140	490	7	1914	4	7296	N	N	1523 S DAWSON ST
007	944830	0135	04/07/04	\$349,950	1140	490	7	1914	4	7296	N	N	1523 S DAWSON ST
007	785700	4040	10/07/05	\$425,000	1150	1160	7	1950	3	8580	N	N	6409 BEACON AVE S
007	061340	0150	08/25/04	\$305,000	1160	520	7	1977	3	5008	N	N	6813 VISTA AVE S
007	785700	3146	10/21/05	\$350,500	1160	1090	7	1983	3	5234	N	N	7247 BEACON AVE S
007	060000	0161	05/24/06	\$357,000	1170	0	7	1954	3	3206	N	N	4904 17TH AVE S
007	373280	0395	06/18/04	\$252,000	1180	230	7	1942	3	6200	N	N	1702 S SHELTON ST
007	733840	2920	03/29/05	\$315,000	1180	510	7	1963	3	7000	Y	N	2857 S HOLDEN ST
007	754980	1892	05/07/04	\$259,950	1180	580	7	2004	3	1348	N	N	5540 A 15TH AVE S
007	754980	1894	05/12/04	\$262,500	1180	580	7	2004	3	1886	N	N	5540 B 15TH AVE S
007	367790	0130	10/20/06	\$510,000	1190	600	7	1987	3	8048	N	N	2029 S ALASKA ST
007	373280	0430	12/27/05	\$360,000	1190	0	7	1944	3	9120	N	N	1746 S SHELTON ST
007	373280	0430	05/05/05	\$325,000	1190	0	7	1944	3	9120	N	N	1746 S SHELTON ST
007	785700	3273	01/20/06	\$365,500	1190	920	7	1968	3	5500	N	N	2942 S FONTANELLE ST
007	524880	0200	03/29/04	\$330,000	1210	560	7	1984	3	5280	Y	N	5539 20TH AVE S
007	373280	0285	03/25/04	\$323,950	1220	220	7	1948	3	7263	N	N	1556 S PEARL ST
007	373280	0537	08/02/05	\$367,000	1220	720	7	1955	3	5800	N	N	5100 17TH AVE S
007	733840	0881	08/16/04	\$211,500	1230	0	7	1961	3	5014	N	N	7809 BEACON AVE S
007	524880	0180	05/18/05	\$260,000	1240	0	7	1994	3	5322	N	N	5521 20TH AVE S
007	170840	0465	02/23/04	\$228,000	1250	0	7	1941	3	5225	N	N	2124 S PEARL ST
007	179570	0090	12/08/05	\$339,950	1250	780	7	1968	3	5000	N	N	7066 COVELLO DR S
007	524880	0225	05/03/05	\$376,250	1250	600	7	1952	3	10480	N	N	5559 20TH AVE S
007	754980	0580	06/21/06	\$351,000	1250	300	7	1927	3	4860	N	N	5311 16TH AVE S
007	000180	0011	09/08/04	\$210,000	1260	0	7	1921	3	9260	N	N	1509 S SNOQUALMIE ST
007	373280	0220	09/21/06	\$425,000	1260	450	7	1950	3	7221	N	N	1553 S PEARL ST
007	524880	0005	06/13/05	\$269,900	1260	0	7	1949	3	6000	N	N	5410 22ND AVE S
007	524880	0175	02/23/06	\$345,000	1260	0	7	1929	3	5320	N	N	5519 20TH AVE S
007	170840	0375	06/24/04	\$223,100	1270	0	7	1941	3	6156	N	N	5010 SEELYE CT S
007	170840	0825	10/08/04	\$257,000	1280	0	7	1941	3	6660	N	N	5111 COLUMBIA DR S
007	186740	0050	04/27/04	\$258,500	1280	0	7	1947	3	6270	N	N	5544 23RD AVE S
007	373280	0512	06/17/04	\$269,950	1280	480	7	1969	3	8060	N	N	1724 S PEARL ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	175370	0497	10/17/05	\$365,000	1290	800	7	1963	3	11330	N	N	2334 S WARSAW ST
007	055500	0038	08/10/04	\$284,950	1300	600	7	1981	3	7739	N	N	2331 S GRAHAM ST
007	170840	0100	07/21/06	\$331,000	1320	0	7	1941	3	5225	N	N	2019 S FERDINAND ST
007	282404	9025	08/24/04	\$328,000	1330	500	7	1939	3	14454	N	N	2601 S MYRTLE ST
007	286110	0056	05/18/04	\$210,000	1330	0	7	1955	3	5100	N	N	6108 23RD AVE S
007	171490	0810	07/28/06	\$350,000	1340	820	7	1979	3	6534	Y	N	6012 19TH AVE S
007	524880	0480	04/25/05	\$340,000	1340	970	7	1980	3	4000	N	N	5526 21ST AVE S
007	754980	1155	07/30/04	\$285,000	1340	400	7	2004	3	7280	N	N	5560 18TH AVE S
007	179570	0070	05/28/04	\$345,000	1350	700	7	1968	3	6990	N	N	7035 COVELLO DR S
007	754980	1517	09/23/06	\$400,000	1360	760	7	1964	3	4961	N	N	5513 18TH AVE S
007	000740	0037	09/22/04	\$419,999	1370	1370	7	1962	3	20865	N	N	8623 BEACON AVE S
007	724350	0265	12/16/04	\$295,000	1370	200	7	1988	3	5166	N	N	3310 S ROSE ST
007	733840	0530	01/31/05	\$247,400	1400	0	7	1995	3	2500	Y	N	3207 S MONROE ST
007	944830	0065	03/29/04	\$332,000	1426	1066	7	1952	3	8881	N	N	1724 S DAWSON ST
007	733840	1870	01/11/05	\$268,000	1440	0	7	2000	3	2500	N	N	3049 S HOLDEN ST
007	733840	2200	04/25/06	\$325,000	1440	0	7	2003	3	2500	N	N	3001 S PORTLAND ST
007	179570	0050	03/24/06	\$306,000	1460	960	7	1975	3	5092	N	N	7021 COVELLO DR S
007	733840	1150	03/20/04	\$240,000	1460	0	7	1924	3	5000	N	N	3215 S PORTLAND ST
007	171490	0835	04/28/06	\$300,000	1460	0	7	1995	3	3482	Y	N	6028 19TH AVE S
007	055500	0307	06/22/04	\$365,620	1460	1020	7	2004	3	5220	Y	N	2311 S EDDY ST
007	170840	0055	02/22/06	\$350,000	1480	0	7	1941	3	5335	N	N	4849 20TH AVE S
007	733840	0590	12/06/04	\$245,000	1480	0	7	2004	3	2500	N	N	3200 S MONROE ST
007	754980	0754	12/04/04	\$310,000	1490	410	7	1989	3	5040	N	N	5307 18TH AVE S
007	212404	9111	06/23/05	\$358,000	1510	1150	7	1992	3	5766	N	N	6034 22ND AVE S
007	754980	0095	05/22/06	\$420,000	1520	0	7	2001	3	6120	N	N	1520 S BENNETT ST
007	733840	1185	12/30/05	\$309,000	1550	0	7	2003	3	2500	N	N	7752 32ND AVE S
007	060000	0160	06/08/05	\$339,950	1590	0	7	1954	3	5500	N	N	4908 17TH AVE S
007	060000	0160	11/08/04	\$200,000	1590	0	7	1954	3	5500	N	N	4908 17TH AVE S
007	754980	1715	11/01/05	\$350,000	1590	0	7	1998	3	3360	N	N	5543 17TH AVE S
007	170840	0780	08/05/04	\$300,000	1592	0	7	1941	4	7544	N	N	2120 S BENNETT ST
007	186740	0055	12/15/05	\$410,000	1630	0	7	1947	3	6270	N	N	5550 23RD AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	186740	0055	03/02/05	\$285,000	1630	0	7	1947	3	6270	N	N	5550 23RD AVE S
007	373280	0270	04/25/06	\$450,000	1640	170	7	1911	3	14525	N	N	1553 S SHELTON ST
007	060000	0531	12/23/05	\$300,000	1660	670	7	1953	3	8400	N	N	1703 S ANGELINE ST
007	000520	0115	09/08/04	\$335,950	1690	840	7	1987	3	5058	Y	N	6747 MARS AVE S
007	524880	0365	08/07/06	\$378,000	1860	0	7	1993	3	6000	N	N	5561 21ST AVE S
007	170840	0680	12/07/05	\$357,000	1890	0	7	1941	4	5060	N	N	2119 S PEARL ST
007	212404	9103	06/02/06	\$445,986	2010	0	7	1928	3	4791	N	N	5400 23RD AVE S
007	000180	0006	07/22/04	\$300,000	2150	0	7	1947	3	18203	N	N	1568 S ANGELINE ST
007	896190	0190	06/06/05	\$425,000	2210	1060	7	1995	3	7350	N	N	5911 20TH AVE S
007	944830	0091	09/26/05	\$420,000	2250	0	7	1993	3	7255	Y	N	1743 S DAWSON ST
007	944830	0091	06/25/04	\$295,000	2250	0	7	1993	3	7255	Y	N	1743 S DAWSON ST
007	733840	2640	07/26/06	\$490,000	2384	0	7	2001	3	7379	N	N	2851 S PORTLAND ST
007	733840	2640	10/22/04	\$340,000	2384	0	7	2001	3	7379	N	N	2851 S PORTLAND ST
007	770760	0064	03/29/04	\$385,000	3810	0	7	1979	3	7500	N	N	2417 S GRAHAM ST
007	785700	3970	10/14/04	\$326,000	1260	600	8	1952	3	10944	N	N	2424 S MORGAN ST
007	179570	0010	12/29/05	\$416,000	1320	980	8	2005	3	7107	Y	N	7001 COVELLO DR S
007	055500	0155	03/13/06	\$408,000	1450	320	8	2003	3	7120	N	N	6302 SWIFT AVE S
007	212404	9319	12/20/04	\$420,000	1450	1010	8	2005	3	5024	N	N	2365 S RAYMOND ST
007	754980	1926	09/26/06	\$391,950	1450	420	8	2006	3	1820	N	N	5558 15TH AVE S
007	212404	9093	02/04/05	\$425,000	1480	970	8	2005	3	4724	N	N	5949 24TH AVE S
007	055500	0325	10/23/06	\$430,000	1480	0	8	1996	3	5037	Y	N	6411 24TH AVE S
007	055500	0325	05/24/04	\$340,000	1480	0	8	1996	3	5037	Y	N	6411 24TH AVE S
007	055500	0325	05/05/04	\$340,000	1480	0	8	1996	3	5037	Y	N	6411 24TH AVE S
007	000180	0099	02/23/06	\$369,950	1580	700	8	1941	3	10140	N	N	1527 S SNOQUALMIE ST
007	055500	0072	10/10/05	\$325,000	1600	500	8	1948	3	10738	N	N	2309 S GRAHAM ST
007	785700	3365	03/12/04	\$330,000	1610	800	8	1965	3	5339	N	N	5939 BEACON AVE S
007	000520	0086	05/18/05	\$385,000	1630	520	8	2001	3	6834	N	N	6738 MARS AVE S
007	060000	0298	08/18/04	\$406,000	1830	1210	8	2004	3	8398	N	N	1534 S FERDINAND ST
007	932035	0080	06/01/05	\$415,000	1920	410	8	2002	3	5588	Y	N	1864 S BRANDON ST
007	932035	0090	06/14/06	\$550,000	1920	410	8	2002	3	5246	Y	N	1859 S BENEFIT ST
007	932035	0120	08/16/06	\$549,000	1920	410	8	2004	3	6394	Y	N	1850 S BENNETT ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	547320	0005	04/20/06	\$439,950	1970	0	8	1963	4	10120	N	N	1549 S SNOQUALMIE ST
007	157770	0215	08/19/05	\$449,950	2000	750	8	2005	3	5160	N	N	5837 20TH AVE S
007	000740	0150	12/05/06	\$397,000	2040	640	8	2001	3	7499	N	N	7962 MILITARY RD S
007	000740	0042	01/26/05	\$365,000	2180	0	8	2004	3	3850	Y	N	3400 S THISTLE ST
007	000740	0045	01/25/05	\$364,950	2180	0	8	2004	3	3850	N	N	3406 S THISTLE ST
007	000740	0046	02/01/05	\$393,171	2180	400	8	2004	3	4200	N	N	3408 S THISTLE ST
007	000740	0047	01/26/05	\$394,218	2200	450	8	2004	3	4840	N	N	3412 S THISTLE ST
007	055500	0078	05/26/04	\$339,950	2210	0	8	2003	3	5000	N	N	2305 S GRAHAM ST
007	055500	0076	03/23/04	\$329,000	2410	0	8	2003	3	5000	N	N	2301 S GRAHAM ST
007	785700	3287	04/16/04	\$400,000	2462	0	8	2001	3	7044	N	N	7325 BEACON AVE S
007	733840	1610	04/28/04	\$348,000	2470	0	8	2004	3	4500	N	N	3059 S AUSTIN ST
007	000520	0061	07/28/05	\$400,000	2510	1020	8	1994	3	5076	N	N	6777 MARS AVE S
007	733840	1615	06/08/04	\$350,000	2520	0	8	2004	3	3000	N	N	3055 S AUSTIN ST
007	060000	0555	09/27/04	\$429,000	2590	0	8	2004	3	7494	N	N	1735 S ANGELINE ST
007	000740	0038	05/28/04	\$379,950	2630	0	8	2004	3	5000	N	N	3418 S THISTLE ST
007	000740	0151	05/07/04	\$384,000	2630	0	8	2004	3	4705	N	N	8351 BEACON AVE S
007	000740	0039	04/26/04	\$393,000	2660	0	8	2004	3	5034	N	N	8347 BEACON AVE S
007	754980	0605	09/10/04	\$375,000	2700	0	8	2004	3	5000	N	N	5300 16TH AVE S
007	373280	0382	10/21/04	\$418,000	2790	0	8	2004	3	5496	N	N	4927 17TH AVE S
007	724350	0255	04/29/04	\$390,000	3500	0	8	2003	3	5360	N	N	8037 BEACON AVE S
007	754980	2490	07/05/06	\$530,000	1450	960	9	2006	3	6480	N	N	5823 16TH AVE S
007	932035	0260	01/29/04	\$410,000	1870	380	9	1990	3	7312	Y	N	5403 20TH AVE S
007	932035	0250	10/13/04	\$410,000	1940	440	9	1990	3	5001	Y	N	5401 20TH AVE S
007	754980	0055	05/03/06	\$529,980	1940	500	9	2005	3	3051	N	N	1730 S BENNETT ST
007	896190	0150	03/03/06	\$480,000	2300	0	9	1992	3	5100	Y	N	5916 20TH AVE S
007	055500	0301	11/03/05	\$399,000	2404	0	9	2001	3	6899	Y	N	6412 D 23RD AVE S
007	000520	0085	12/27/05	\$475,000	2540	0	9	2005	3	5000	N	N	6732 MARS AVE S
007	000520	0087	12/12/05	\$485,000	2540	0	9	2005	3	5001	N	N	6734 MARS AVE S
007	373280	0550	01/26/05	\$560,000	2780	940	9	1985	3	8400	Y	N	4989 19TH AVE S

**Vacant Sales Used in this Annual Update Analysis**  
**Area 79**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
001	539360	0250	10/24/06	\$ 140,000	3000	N	N
001	539460	0035	06/08/04	\$ 121,000	6000	N	N
004	166250	0092	09/27/06	\$ 173,000	8367	N	N
004	166250	0097	10/02/06	\$ 168,000	5245	N	N
004	441060	0085	04/17/06	\$ 175,000	5045	N	N
004	529520	0021	11/20/04	\$ 32,000	3060	N	N
004	733840	2380	01/26/05	\$ 150,000	2500	N	N
004	739440	0085	09/12/06	\$ 160,000	4000	N	N
004	743900	0050	03/04/04	\$ 88,000	5406	Y	N
004	785700	3746	06/27/06	\$ 238,000	7260	N	N
006	060300	1093	04/23/04	\$ 70,000	4896	N	N
006	060300	1160	05/17/05	\$ 134,000	4800	Y	N
006	383960	0022	12/04/06	\$ 200,000	5854	Y	N
006	383960	0056	05/23/06	\$ 120,000	6338	N	N
006	400600	0187	08/26/04	\$ 61,510	6069	N	N
006	789630	0231	08/29/06	\$ 109,000	11200	N	N
006	789630	0241	09/12/05	\$ 60,000	7294	N	N
006	789630	0592	05/22/06	\$ 175,000	7200	N	N
006	789630	0594	05/22/06	\$ 175,000	7203	N	N
006	789630	0596	05/22/06	\$ 175,000	7200	N	N
007	000520	0072	03/31/04	\$ 80,000	8098	Y	N
007	000740	0136	09/09/05	\$ 68,000	13504	N	N
007	060000	0547	05/25/05	\$ 100,000	10381	N	N
007	733840	2130	02/18/05	\$ 70,000	2500	N	N
007	733840	2370	10/08/04	\$ 70,000	5000	N	N
007	754980	0840	09/23/04	\$ 40,000	3896	N	N
007	789630	0740	03/10/06	\$ 139,900	9680	N	N
007	896190	0200	01/20/06	\$ 150,000	7450	N	N
007	896190	0210	02/16/06	\$ 120,000	7700	N	N
007	896190	0220	03/24/06	\$ 120,000	8050	N	N
007	896190	0230	04/24/06	\$ 120,000	8550	N	N
007	896190	0240	11/13/06	\$ 100,000	9150	N	N
007	896190	0250	06/05/06	\$ 140,000	24160	N	N
007	944830	0137	01/09/06	\$ 170,500	7213	N	N



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
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**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: January 4, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

Scott Noble

SUBJECT: 2007 Revaluation for 2008 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr